

**COMPLIANCE COMMITTEE MEETING MINUTES
MARCH 10, 2008**

Meeting called to order: 5:30

Present: Vicki Kahle, Ed Codelia, Alasdair MacLauchian, Carol Cascio (Chairperson)

Absent: Joe Adamchak

I. INTRODUCTION OF MEMBERS

II. APPROVAL OF MEETING MINUTES, 2/11/08

- Minutes of 2/11/08 approved as written

III. AMI

A. No response

- The new Compliance Committee Chairperson reported that she has not been able to speak directly with Stephanie since assuming chairperson responsibilities. She will continue to try via e-mail and phone messages as there are several pressing matters.

B. Inspection requirements as per 2/08 instruction

- Compliance Committee Minutes of 2/11/08 indicated that Dan Cambridge would contact Stephanie to direct her to take several actions regarding violations. In review of the violation report, it does not appear that these actions have been initiated.

- It was reported that Dan did speak to Stephanie directly at last month's BOD and request that she make changes to the violation report format and conduct reinspections.

- The Compliance Committee Chairperson was directed by the Committee to reaffirm with the BOD that AMI will conduct regular re-inspections. This will take place at the monthly meeting in March and via phone conversation with Compliance Committee liaison, Donna Mulig.

IV. DISCUSSION

A. Cruz - 8231 Indigo Ridge

- ARC furnished the Compliance Committee with letter of approval for landscaping and picket fence. Violation dismissed.

B. Boros - 7845 Ashley Circle

1. Curbing

- ARC has sent a letter to the owner requesting curbing to be painted. Compliance will await notification of any further violation.

2. Trellis

- A trellis-like structure was noted at this address. However, ARC is

responsible for any action regarding it. Compliance Committee will await possible notification if a violation exists.

C. 7431 Sea Island - dead tree

- The Compliance Committee wishes clarification regarding issues dealing with neglected properties. Is the BOD able to direct TLC to remove landscaping, cut lawns, weed, etc. and then charge the homeowner? If so, is the BOD inclined to do so? The CC Chair will seek this information and report results at the April meeting.

- The Compliance Committee will also request further information regarding initiation of fines in maintenance free areas.

- Pending the above information, the Compliance may request a hearing with the homeowner of 7431 Sea Island with a possible fine to follow.

D. Review of Final Notices

- The Compliance Committee reviewed final notices to 7820 Ashley Circle, 7633 Heyward, 7802 Drayton, 7420 Green Street. The Compliance Committee Chair will request that AMI re-inspect these properties and schedule a hearing if the violation has not been corrected.

- Notification to Stephanie will be shared with BOD and with AMI officials.

E. Pole light violations

- The Neighborhood Watch Chairperson reported that a form letter, to be placed in the tubes of homes with burned out pole lights, has been drafted and is awaiting approval by the BOD. The Compliance Committee agrees that a more neighborly first contact regarding this violation would be preferable. The 10 violations listed will not be acted upon until such time as the letter has been approved and distributed.

- The Neighborhood Watch Chairperson will contact her committee members regarding the new procedure and request that no further calls to AMI regarding this issue be made.

F. Mold inspections

- Although mold inspections were due to commence in April, the Compliance Committee would like to discuss this with the BOD. Specific information regarding the scope of the owner's responsibility regarding sidewalks needs to be provided. Of further concern to the Compliance Committee is HOA responsibility for common area sidewalks. The Compliance Committee respectfully suggests that the HOA adhere to the same requirements and timetable as homeowners regarding mold removal.

- Pending the above information, mold removal timetable, inspections and fines will be an agenda item in April.

- CC Chair will request AMI to postpone April mold inspections.

V. OTHER

A. Parking

- A Compliance Committee member is concerned about homes with many cars parked in the driveway and on the street. Of particular concern are cars blocking sidewalks. It was suggested that the BOD request the Sheriff to make weekly patrols and distribute tickets if necessary.

B. 7420 Green Street

- It seems that this household regularly has violations, continues to allow their dog to run free and has many cars in front of it. Violation letters and police visits have done little to improve the situation. The Compliance Committee respectfully suggests that a BOD member make a friendly contact with the homeowner to encourage compliance with all regulations.

C. 7638 Heyward

- Stephanie did not respond to a Compliance Committee request to provide information regarding homeowner response to violation of garden statue regulation. The Compliance Committee will request that Stephanie send a 2nd notification letter.

D. Mission Statement and Policies

- The Compliance Committee accepts the BOD revisions to the Mission Statement and Policies and Procedures.

E. New Compliance Committee member, Ed Codelia requested notification of pertinent e-mail addresses. The CC Chair will provide this.

Next Meeting: April 14, 2008 5:30

Respectfully submitted,
Carol Cascio, Compliance Committee Chairperson