

Minutes of the Weekly Meeting  
Of the Board of Directors  
Monday, July 14, 2008

BOD Present:

Ron Oliver  
Donna Mulig  
Jan Hicks  
Ed Welt

BOD Absent:

Jane Lange

Others Present:

Ron Murphy

1. Meeting was called to Order by President Ron Oliver at 10:00 am.
2. Confirmation of a Quorum; four board members present.
3. Minutes of June 23 and July 7 were approved with several changes; motion by Ron, seconded by Donna. [Note: there was no meeting on June 30, due to the absence of a quorum]
4. Announcements:
  - ◇ Ron Oliver spoke with Chris Reese (CDD) regarding the continuing problems with the pedestrian gate on Honore. CDD says lock keeps breaking soon after repair; Ron Oliver has checked often. Lock breakage is deemed to be vandalism, evidently lock is being kicked. This lock was replaced not long ago at a price of approximately \$1000. Ron will meet with CDD regarding this. As previously discussed, cameras may be needed to monitor this area and maintain lock.
  - ◇ CDD Board Member information discussed. Seats 1 + 3 are slated to be appointed for 2 year terms at August CDD meeting; seats 2 + 4 (four year term) will be voted on in general election in November; seat 5 (four year term) will be voted on at the November CDD meeting.
  - ◇ Pump updates. Tabbystone pump has been repaired. Pump #5 needs a Eaton Variable Frequency Drive (VFD) to replace defective unit and Transient Voltage Surge Suppression (TVSS) added, as other pump stations have also had installed. There is a five year warranty on the new drive. Installed price is \$7500. Ron Oliver will check the finalization of the quote and process before order is placed. It is noted that irrigation is now about \$6000 over budget, and we will need to review other Capital Replacement Reserve expenditures, possibly holding some until end of year for further review.
  - ◇ Irrigation: Rich Lutley has discovered additional ground faults, which are being worked on.
  - ◇ Honore and Cooper Creek Monument area has a chemical burn. ASAP Landscape Company spray timing and/or heat has negatively affected plants. Plants will be replaced at no cost to us.
  - ◇ A resident has contacted AMI about a neglected property on Heyward Circle. The BOD has mowed several abandoned properties, including this one and

cannot continue to do this. Recent legislation limits the amount of money an HOA can recoup in foreclosure; in some cases we will not even get what is already owed our community and we cannot expend more money on these properties.

- ◇ Ron spoke with CDD personnel about several matters and determined the following:
  - ◇ Pay phones must stay at pools by county ordinance.
  - ◇ White damaged fence on Planters Knoll is HOA responsibility. Alex cannot repair. Jane will be asked to contact Arrow fencing regarding this. We may have additional fence panels that are not needed near pool areas.
  - ◇ Frog/insurance. As previously noted, we may have trouble renewing and or affording property insurance because of pool frog. We are investigating whether we can keep it. Dale Weidemiller (CDD/Neal Communities) will look into frog origins relative to install and insurance. Jan will contact Splash Pools about this matter also.
- ◇ Ron Oliver is continuing to discuss CDD budget with Rebecca Robinson (CDD). Ron Oliver and Ron Murphy are reviewing previously recommended changes and analyzing 2009 budget impact; including determining resident final fixed and non-fixed CDD amounts.

## 5. OLD BUSINESS:

- ◇ Ron Oliver passed out final bond proceeds chart and will review it further. There will be a meeting with residents in the fall sharing all information. The BOD is extremely pleased that with the assistance of all involved, we were able to finalize this bond refinancing. We are extremely fortunate in this difficult market to have accomplished this.
- ◇ Seven Oaks Cameras—Ed Welt reported that all are now fully operational except one. Lantern Electric recommends a camera position change and also that some wires be better protected. Jane/Frank Lange will discuss recommendations with Lantern.
- ◇ August 6 CAI meeting—there will be a discussion regarding impact of new Section 720 legislation, which affects HOA ability to recoup owed monies after foreclosure. Ed, Jan and Donna indicated interest.
- ◇ Delinquencies Report briefly reviewed—Ron Murphy noted there is a total of 37 homes on list. Previous legislation has resulted in our recouping considerable monies this year; this will negatively change with the July amendment to Section 720 limiting HOA foreclosure recovery. New law and its vagaries were discussed. Ed will call Andy Cohen, delinquency attorney, and ask about cost of going forward with several possible HOA foreclosure properties and report back for consideration of further action. Also he will ask whether this legislation limits the life of filed liens.
- ◇ Pool card question to AMI by resident—Jane will answer this.
- ◇ Banking—BOD discussed FDIC rules and our current banking fund balances. Ed will identify several banks to consider for additional CD's. Ron Murphy will break down current balances.
- ◇ On Site Manager—Independent person vs. one with Management Company backup discussed. There are pros and cons to each. We will need a manager and also additional services. Payroll preparation for one person can be difficult

to find. We also need bookkeeping services; this might make a difference in our obtaining good service. We will additionally need a handy person. The BOD will have other meetings regarding this and may need a search committee to assist.

- ◇ Board is discussing an on-site manager position and a building to serve as a meeting room for the Board and committee meetings as well as for the storage of records. No decision has been made regarding these issues; the Board will keep the community up to date on the progress of our discussions in this regard
- ◇ Community Meetings: The BOD has proposed the following Saturdays for meetings:

- ~October 4—Meeting to review bond sale

- ~November 8—Budget and candidate presentation for 09

- ~December 6—Annual Meeting

- ~Ed will contact Comfort Inn; Donna will pursue information on meeting spaces, considering needs and costs and report to BOD.

Meeting adjourned at 12:58 pm.

Respectfully submitted:

\_\_\_\_\_  
Donna Mulig

\_\_\_\_\_  
Date