

Agenda

- Vote on Replacement for Jody Harris-Booher, Secretary
- Treasurer's Report
- Landscape Committee
- Member Issues
- Member Night Out
- Open Discussion

Board Members Attending: Gil Clarke, Jerry Simon, Sky Gross, Dave Herstedt, Chris Bigge

Residents Attending: Tim Landon, Dean and Marilyn Showalter, John Cooper and Judy Muller, and Nico Dayan

The Board thanked Jody Harris-Booher, in absentia, for her service to the board; well done. Chris Bigge was named as the new HOA secretary without objection.

Meeting minutes for June 2018 were approved without objection.

Treasurer's Report: Jerry Simon, Treasurer, reported that 2018 finances are on target. Gil Clarke will address any outstanding delinquencies of quarterly dues.

Tim Landon and Sue Gunkle audited the 2016 and 2017 Balance Sheet. The overall assessment is that the Balance Sheet and Budget are in agreement. A discrepancy in Landscape Maintenance expenses for 2017 was resolved as 13 payments were made. The 59 lots(\$900/yr) in the Association account for an annual budget of \$53,100.

Recommendations to Improve Accounting

- Board should provide formal approval of all budget items > \$500. Notes/minutes should report recommended and approved projects, dollars allocated, and communicate Board Approvals.
- Increase detail of line items in the budget to clarify how money is spent. A specific recommendation is to provide itemized accounting of landscaping costs for easier tracking (tree services, irrigation, supplies, etc.).
- Create a separate line item for the annual Road Reserve Fund (~\$5000/yr) and itemize expenses

Landscape Committee: Dave Herstedt - Preparing to purchase 3rd Quarter Supplies including 16-8-8 Fertilizer, Weed Out and Rolls of Kentucky Blue Grass to replace dead zones. Approximately \$1600 has been spent thus far this year of the \$3500 budget. The 3rd Quarter supplies will be \$500 – 700. There are three wells on property and the well filters are currently in good condition.

Dave commented that John and Amado continue to do an excellent job. They are good with the irrigation system, and installed the speed limit signs. Were the work they do to be subcontracted among other vendors, the expense would be far greater.

Member Issues: Elm trees on Postage Stamp.

Previous assessments of the Elm trees on the Postage Stamp were that they are 'dirty trees' with large quantities of seeds/debris that is tedious and time consuming to clean from the rocks and ground. The elms are

susceptible to Dutch Elm disease that has wiped out similar trees across the country. Discussions have centered around a process for 'cycling the Elm trees out' and replacing with other trees (ca. 25 foot). Cost and timing of replacement and kind of trees is to be determined.

Gil Clarke: Strong opinion that the Elm trees should be cycled out. They leave enormous amounts of debris. New trees should be considered for the long term benefit of the community as they develop over the next several years.

Dave Herstedt: John and Amado fill several 50 gallon containers with elm seeds that are work intensive to remove from the rocks of the Postage Stamp. Dave mentioned 50+ trees that have been purchased in recent years by the Association and that those trees have done quite well.

Niko Dayan, 2800 Aloysia Ln: The trees on the Postage Stamp were one of the reasons they purchased their home and would be disappointed if they were to be suddenly removed.

A final decision has not been reached on what will be done with the Elm trees. A community decision will be made based on expenses of removal and replacement with ca. 25 – 30 foot trees. The earliest that any of the trees could be removed would be late fall so that no green trees are cut. Any recommendations will come from the Landscape Committee (Dave Herstedt). Advisors on the tree issue would include Marilyn Showalter, John Cooper and Nico Dayan. Discuss ASAP any Plan Alternatives and Finance of Elm trees.

Members Night Out: A BBQ is proposed for the night of August 10th at 6:30 pm in the Postage Stamp. All members are encouraged to attend to meet and talk with neighbors.

Respectfully Submitted,

Christopher Bigge

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