

Minutes of the Apr 23, 2012 Meeting
Strawberry Knoll Elementary School

Board members present: Steve Schuyler, Tom O'Brien, Clyde Lutter, Patricia Johnson, Hank Jacob, David King

Home owners present: Robert Blackwell, David of 26 Bannister Court

The meeting was called to order at 7:07 by President, Clyde Lutter. The January 23rd, 2012 meeting minutes were accepted as amended.

A review of the first draft of the February, 2012 annual meeting minutes were completed and amended by the attending board members. Final draft to come.

Members Time:

Discussion took place on ways to increase homeowner attendance at board meetings.

Discussion took place regarding parking issues in townhouse community. Subject deferred to new business portion of the meeting.

Architectural Submissions/Requests:

Is Sidewalk on common ground? Many people think so... The sidewalk needs to be lifted up and the tree root ground up. \$1000 was the bid price for doing this work. The sidewalk is on 9146 Centerway. There were some questions about whether it was public ground. Clyde stated he will look into this.

Accepted the lighting bid to fix the light from Serouj Badilian.

Financial Report:

Note that Patricia is not Tsar or contracts, rather she is tsar of finance.

1. We are in the black (yeah).
2. Delinquent report updated based upon recent attorney report.
3. Morgan Stanley audit was ok.
4. Need to work on reserve study.
5. Receipts for website paid for new year.

- 6 Receipts needed for 2012 community use of public facilities.
7. Considerations conserving sidewalk were discussed from financial standpoint.

Ongoing Business:

New townhouse parking lot street light was put under contract

Tree removal -- Steve will incorporate in spring time walk thru.

No community leaf pickup

Clyde will continue website discussion

Sidewalk safety repair at 9146 Centerway: Clyde is designated for action.

Financial decision on allied reality management of parking enforcement at townhomes. Allied reality will handle towing and removal of unauthorized vehicles. Clyde has discussion with Hank for bid on parking for townhouses. Clyde will discuss with Hank on implementation.

Need to come back with bid to replace the breaker box.

New Business:

When are we going to re-paint the parking lot lines?

Request from 9136 Tullip Grove for new vertical siding was approved.

Meeting adjourned at 9:20pm. The next WCHOA meeting to be held at Strawberry Knoll Elementary School, 7:00 pm, on April 23 – **All purpose room.**