

Meetings called to order 6:35

Checkings \$8224

Savings \$12360

- 6:37 Typo in budget need to adjust \$20k to \$2,494. Pool maintenance on the high side, issues included acid wash, re caulked tile.
- Legal fees- Steph explains why they are so high. Explains 5 homes are severely delinquent and we fronted money to file the intent to liens, and will get money back once the money is recovered. 18K is what we are looking to collect.
- Accountant- new accountant, email on web page, Dan no longer with us. Past due dues did not get wiped, but violations did. Dan did not keep clear records.
- \New violation, handed out via sheet, biggest changes include same violation within a 12 mo period, you do not get a warning immediate fine. Jon doesn't like the new rules because he thinks that allows to be "fine happy". 2nd change \$25/day and not 10/day
- Speed bump test- step 1. Cable in the road for 72 hours. The county said we can call again in two years.
- Street parking- Bilaws ask to park in the driveway if possible. Facing the right way, tires on the curb- Nothing we can do. Fire marshall contacted Steph about street parking and told us if we don't get the street parking under control they will paint the sidewalks red.
- Website- hired new lady. Same domain, new photos and information, \$150 then Board will take over.
- Reardon pools took over the pool. Estimate 3K/aprox. To change to salt water. Salt water- better for skin, body, bones, safer for kids, up keep is. Jerry challenged and said that we still have to use chlorine and will need a generator. Will put up for vote.
- Retaining wall at the pool- 30 years old? We can either replace wall with cement blocks or we can knock the parking spots out and make the wall bigger. Leave wall as is and add stone \$14K. Timbers- removing spots \$18K, Use stone and change wall \$19K. 2nd company- Lock and black wall 10k, etc. Bottom line is we don't have the money in the bank to do the retaining wall.
- Tennis and bball quarts- looks shaggy and needs to be sprayed for weeds.
- Proposed raise in dues- \$10/Moto help keep up with lawn care, pool care. Matt said if there was a special project we were trying to fund he could understand but not just to do year to year stuff.
- Basketball chain- Nancy and Stephanie pulling chain daily. Seems to be helpful in keeping people out. Offered to let someone take over that responsibility.
- Proposal- changing bilaws regarding renters- Not a jab at landlords but property management companies. Details need to be hammered out regarding a rental cap.
- Board gets advise on how to be a better board, communicate better and more, reach out to the neighborhood. Need to ask for help from the neighborhood. Board needs to be consistent and keep current records.
- Voting: Raising dues denied. Need to get the 18K in arrears smaller a less amount,
 - o Rentals: Have to live in the house for two years before they are allowed to put it up for rent. Current houses grandfathered in. Caroline motioned two years. Vote granted,

there is a general interest so we will pursue continuing to figure out how many people are in good standings and how many people we need to vote.

- Steph asks the room to call the police when they see vandalism going on in the common areas. Board to look into motion lights.
- Matt asked about the the fence around the hoops- hoops coming down tabled.
- Pick up dog pool in neighborhood.
- Comcast at pool- contract should be up so Comcast can be canceled.

Budget conversation: Budget is off Steph is going to talk to Lisa tomorrow and get an updated. John wants to pick up the new budget at the next meeting.

Close 8:19