

BOD Meeting Minutes July 25, 2015

Meeting called to order at 0910 at Sonal Stachowski's house.

Present from the HOA were John Carmonne, Sonal Stachowski, Chris Steingrube, Nick Kessel, Karen MacRae.

Present as interested guests are Eric Freytag and Nancy Feissner from Solar City.

SOLAR CITY DISCUSSION

BOD has no problem with installation of solar panels, just need to ensure the process is being adhered to in order to get approval.

Nancy: Does the homeowner absolutely need to have a formal plat for this request to be valid?

Sonal: Yes the state requires that formal documents be used to avoid property disputes.

Nancy: Plats don't necessarily apply because these are on the rooftops and not on property lines. Solar City does blueprints, why can't they use them?

John: Homeowners are given plat drawings at closings. Should be able to get copies on GISmaps.com. Plat drawings are required by our ARC rules.

Nancy: other reps in the neighborhood other than her.

Eric: Can we update the webpage about the process for installing solar panels so that there is no misunderstanding?

Nancy: Solar access laws exist to allow homeowners to not be hindered in their access to alternative energy sources

Nancy: Talked with Patrick about advertising in the newsletter. Need details?

John: Discussing sponsors for local neighborhood events such as Bark for Life, Relay for Life, etc...

Nancy: Who is in charge of doing the newsletter? Taking the funds?

Chris: The funds go to the general treasury fund

John: Newsletter is seasonal and we collaborate in getting it done.

Nick: Should we make Eric the POC for solar panel installs?

Nancy gave powerpoint presentation on Solar City...

Questions... What is the extent of the modifications to the house?

- Conduit run down the side of the house to an inverter. Conduit can be run in channels avoid being unsightly.

How does the system transfer over upon sale of the house?

- Ownership transfers to the next homeowner
- No lien put on the house. They file paperwork to ensure right-of-way to access the panels on the roof for maintenance, etc.

What impact do the panels have on home sales?

- "Solar home" listing
- Credit check with Solar City may not apply if home is bought for cash.

Nancy: Solar "Open House" events... want to hold in neighborhood periodically. No different than real estate open house.

Eric to collate requests with homeowners to ensure the process gets done correctly.

Treasury report was presented by Chris.

Karen still is awaiting access to the website. John contacted Dave. Awaiting feedback.

Mailboxes... Awaiting to find out if the strip of land is owned by developer or us.

Mr. Fenwick of the USPS is working with us on getting the existing boxes up to standards.

People selling furniture out of trucks in neighborhood. Need to look at advertising no solicitation in the neighborhood... With caveats that people fundraising from the neighborhood/community are exempt from the restriction. Solicitation request form put on website?

Tot lot rehab... Nick to get quote on replacement parts and mulch. Need to get replacement parts installed and then mulch ASAP.

Fitness trail... Use SMECO easement?

Thoughts on putting a pavilion in the land by entrance... Use Solar City to sponsor panels to power.

Sonal made motion to raise dues 10% to accommodate future pond expenses. All present voted "Yes". HOA dues will be assessed at 10% higher rate starting in the 2016 billing cycle.

Karen: HOA App... Wants to try to make one. The App that was explored earlier in the summer was attached to an HOA management company that would have meant incurring fees for their services.

Chris requested permission to hire a bill collector to pursue those over one year in dues arrears. Unanimous yes vote.

Meeting adjourned at 1037.