

CRUCE LAKE HOA BOARD MEETING

March 24, 2015

Present: Ansel Garrett, Brenda Singleton, Pat Erwin, Chris Hamlet, Connie Hamlet, William Gee, Brian Capes, Kim Bjork

Absent: Brett Abee

The meeting was called to order by William Gee at approximately 6:45.

William opened the meeting with an update of the ACC sent by Brett. The ACC had received requests for approval for two new roofs, new exterior paint and a concrete pad. These requests were approved. William mentioned that we have several yards that are covered with weeds and this needs to be addressed by the ACC. Also there are several homes with violations of the covenants. Brenda and Pat will give lists to the ACC so that letters can be sent about the violations. Brett will be asked to send out the letters and follow procedure to make sure repairs or corrections are completed.

Kim gave an updated budget report. The taxes have been filed. We have a small surplus from last year's budget. Kim will ask Ellen Abee if she will audit the 2014 books with Connie Hamlet. Kim has prepared a letter to send to homeowner who is still in arrears for 2014 dues and past due on 2015. William is checking into new procedure for placing lien. There are still 16 homeowners who have not paid 2015 dues. Kim will send out thirty day notices on April 1, 2015. Kim will give William a list of those who have not paid by May 1st and he will contact them personally. He will remind them that after 90 days the accounts will be turned over to a collection agency. Interest will be charged at 12% annually accruing from March 1st. The board discussed adding a late fee beginning next year. This will be explored in the covenants.

Brian presented the bids for the new landscaping contract. He received 4 bids. One was very high so he eliminated that one from contention. We had bids from two residents of the community. The board discussed how difficult that makes it for us and the business owners. One of the three bids was much higher than the other two. There were a few uncertainties about the scope of work on the two bids that are being considered. Brian will go

back and talk to those two owners and we will meet briefly on April 2nd to make a decision on awarding the contract.

Ansel is still pleased with the way our Neighborhood Watch is working. The board members did not know of any problems in the neighborhood. Pat mentioned that with Spring comes outsiders fishing the lake. The board discussed issuing ID cards and/or car hangtags for residents so that we can easily identify outsiders using the lake or other amenities. Ansel reminded us that the sheriff's office asked to call anytime we think there may be a problem and offered to be the point person if someone is uncomfortable calling.

Brenda mentioned the damaged sign at the entrance. Chris Hamlet said he would check with some companies about the cost of replacement. Kim reminded that we have a very limited budget and we will probably need to replace both signs.

The Cruce Lake Spring work day will be held on Saturday, May 2nd at 8:00 am. We will send out a flyer a couple of weeks before. We will need to clean the lake bank, the fence and probably put down pine straw.

The meeting was adjourned at approximately 8:30.

Respectfully submitted by Pat Erwin (Please submit any corrections, additions, etc. to her)