

CRUCE LAKE HOA BOARD MEETING

February 28, 2012

Present: Harry Hauck, Diann Hallman, Pat Erwin, Brenda Singleton, Diane Woody
And Ed Walsh

The meeting was called to order by Ed Walsh

The meeting was called mainly to discuss the formulation of the contract proposal for lawn care services and the awarding of such contract after the bids have been accepted. The board agreed that last year's form was appropriate with only a couple of proposed changes. Ed suggested that to protect the homeowners and the board each company bidding should have liability and workmen's comp insurance. It was also proposed that the contract could be extended to 2 years if both sides agree.

Ellen Abee asked that we ask for a price to mow the vacant lots in the subdivision. We may only be dealing with one lot. Diane Woody said that we should put in the proposal that those lots would be mowed on an as needed basis. Pat Erwin said this may be more of a cost than we think and would not be comfortable asking the homeowners to bear the cost of mowing a private lot.

The board agreed to keep the cost of chemical applications to the common area separate. We will probably not change provider at this time unless unforeseen issues arise.

We will probably have a community work day to lay pine straw once again. We will buy the pine straw from the source we can get best price from. Diane Woody asked how much we paid per bale last year and it was suggested that we delete application of pine straw from optional services in the contract.

Ed said that at this time we have 3 contractors interested in bidding: Mark Bullock (who has present contract), Tim Zak, and Lee Fischer. Inviting contractors to bid from out of area was discussed but we have not had a good response to that so at this time we will be accepting bids from these three. Ed suggested that the board consider price, quality, history, billing and service to the community in awarding the bid. We may have to come back to the contract at a later time if fuel prices continue to increase at the present rate. Harry suggested that we make the contract for 12 months with the ability to extend for 12 more months with both sides agreeing. Brenda said we need to make sure all are aware that the contract can be extended for an additional 12 months.

Ed will finalize the proposal with agreed upon changes to the three contractors. Diane Woody asked about a timeline. Ed said we will require that the bids be returned by April 1, 2012.

In other business, Diann Hallman said that dues had been collected from 50% of the residents. She has had the books balanced and audited. Diann suggested putting reserve funds into Hamilton State Bank.

Pat Erwin asked about the ACC committee and said that there are issues in our community that need to be addressed. Ellen Abee said that she has had no volunteers to help with this. Diane Woody thinks we had a couple of people willing to work on that committee at the annual meeting and will check with them.

Diane Woody suggested that before sending out letters to those in violation of the covenants we address this matter in the newsletter. We will also ask for volunteers for the activity and ACC committees and put in a reminder about dues. The board members agreed that would be a good idea. The newsletter will be put together by Diane and Pat said she would be happy to deliver it. Brenda will take it to the printer.

Diane W. asked about an Easter activity for the kids. Pat said she would contact Hilary Davidson about this. Diane is going to call her also.

The meeting adjourned at approximately 9:30.

Respectfully submitted by Pat Erwin

ADDENDUM:

Before sending out the bid proposals to the contractors, Ed Walsh contacted the other board members by email to poll them about whether or not to require each bidder to have liability and workmen's comp insurance. We have been made aware that the board and ultimately the homeowners could be help responsible in the event of an accident involving an employee of an uninsured contractor doing work for the board. Five of the six board members responded by email and agreed that it would be our responsibility to the homeowners to require that insurance.