

Minutes of BOD Meeting / May 21, 2018

Meeting was called to order at 7:00 p.m. at Clarice Coffey's home. The three BOD members were present. Michael Kaplan will remain as President. He appointed Kate Daniel as Treasurer and Susan Harris as Secretary.

The board has a contract with Gary Friedman, attorney, to look over the by-law revisions to see if they are sound and legal. He was given a \$1000 retainer. He should get back to us by mid summer. Michael provided Susan with a signed contract from Gary. He has multiple years experience working with other HOA's and filing of both covenants and bylaws and liens against families for nonpayment of dues. Michael Kaplan requested that Kate send the following documents to the attorney:

Copies of old lien letters, copies of the original and newly revised draft covenants, bylaws and exhibit A (fines), copies of the annual letter sent to HOA members, Bio's of the BOD, Notice of Association, and Disclosure certificate template.

The attorney also requested the Plats of the Association which will have to be obtained from the Co. Clerks Office.

The bids received from landscaping companies were discussed. They range from \$3800- \$1200 per visit and need to be done 4-5 times a year from spring through fall. Michael requested that BOD and officers make some contacts regarding maintenance and it will be posted on Craig's List. The BOD will also consider asking one of the association members to sign a waiver of liability to assist with maintenance if no outside affordable source can be secured. The lawn mower is fixed. Any new suggestions should be given to Michael Kaplan.

It was suggested that we have HOA meetings every quarter and BOD meetings monthly.

It was suggested that after homeowners have an opportunity to pay their dues, if they do not, their names could be posted on the Next Door website.

The meeting was adjourned at 8:00.

Respectfully submitted,
Susan Harris Secretary