

June 2011 minutes

Present is Larry Lofaro, Mark Halmo, Mike Hansen, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Larry Lofaro made a motion to accept last month's minutes, Chuck Mucciolo seconded and the motion passed unanimously.

Mike Hansen pointed out that the rules and regulations that were sent out did not include hedges in the neighborhood being at least 4' from the sidewalk. Chuck Mucciolo agreed to amend the rules and regulations.

Robert Galvin is away. Larry Lofaro read the treasurer's report. According to QuickBooks, our checking account has \$12,801.70 in it and our interest bearing account contains \$21,812.92.

Larry Lofaro said prior to closing the title agent requests information from the HOA regarding any monies owed to it by the seller. This may allow the association from time to time to get monies owed to it for things like past due quarterly dues and late fees and violations fines.

30 days past the due date, Mike Hansen will request from Robert Galvin a list of homeowners who have not yet paid their quarterly dues. Mike will make a courtesy call to these homeowners to remind them they've not yet met their financial obligations to the community.

Larry Lofaro and Robert Uhrie were both unable to update our status on the Secretary of State's website. Robert will call the Secretary of State's office Monday and report back no later than Wednesday what the issue is/was.

Larry Lofaro asked Mike Hansen to remind him to ask Robert Galvin to send 2010 YE financials out to the homeowners. Larry said the financials cannot be hand-delivered.

Architectural Review Committee: Mark Halmo said that one roof painting and one house painting was approved.

Violations Committee: Since the last meeting, the rules and regulations were mailed out to all homeowners and Chuck Mucciolo and Larry Lofaro contacted Eric Malkin to do a walk-thru of the neighborhood. Shortly after, Eric gave notice that he was no longer interested in running or being a part of the committee. There are 3 members on the committee presently. Chuck has designed a letter to help make it easier to report violations. It was also suggested that a majority wasn't required to report a violation and that a majority of the board could decide a violations issue if it was contested by the homeowner.

Welcome Committee: The HOA welcomes Mark and Shannon to the neighborhood.

Crime Watch: Mike is going to review the tapes at the gatehouse to ascertain the identity of the person who broke our gates. The board will contact the police and fill out a report.

Landscape and Irrigation –Mark Halmo and Larry Lofaro met w/Rob re: the irrigation ...grass dying on Aqua Vista. We need a new timer (Hoop and Gardener's home) for ~\$150 and a new zone (Dragoon's) for \$800. Mark made a motion to do the work and Chuck Mucciolo seconded the motion and it passed without objection.

Lake Maintenance: Mark Halmo said Todd Bartight tested our water and an algae bloom and low water and lack of any wind all are combining to make our lakes look less than stellar with suspended material in parts –although we all agreed that our lakes were faring much better than others in surrounding communities. Mark Halmo said our aquatic plants (arrowhead, golden something and purple something) should come back. Mark also commented there is a Blue Heron's nest in our pine tree that has recently hatched babies in it.

Gates: Prior to someone ramming our gate, arms were going to cost \$600 to replace. We are now looking at another up to \$600 to repair (\$500 for x and \$100 for a truck to pick up the slab so it can be re-leveled)

Larry Lofaro said WSA was owed \$13,000. We paid \$6,500 of that \$13,000. We got back our final permit and keys and ability to open the gates, but we still have the issue with the camera at the pad being unable to take both photos of car and SUV drivers. Larry directed we pay the last \$6,500 after the camera issue is resolved.

Web: Larry Lofaro brought up we need to find a volunteer to take over the web ...or in lieu of that find someone we can pay to manage the site. Larry is partial to Front Page. Chuck Mucciolo was checking with family.

Larry Lofaro saw no reason for a meeting in July.

Mike Hansen made a motion to end the meeting and Chuck Mucciolo seconded and the motion passed unanimously.