

Minutes : Draft

Date : April 14, 2015

Location: East Lake United Methodist Church

Board of Directors present: Wolever, Barbosa, Kelly, Shepard, Goodman

Association Manager: (Mary Fritzier absent)

Homeowners: 3 Homeowners present

1. Call To Order
 - a. Meeting was called to order at 7:08 pm. A quorum of the board was present.
2. Minutes of prior board meeting
 - a. ***Motion by Goodman to approve minutes as presented for meeting of January 20th 2015. Seconded by Kelly. All in favor.***
3. Officers and Committee Reports
 - a. Treasurer Report
 - i. Report was read and accepted
 - ii. It was discussed to remove Haberer as an account signer and add Shepard as the roles have changed.
 - iii. Discussion on equity item 3510 . Based on a vote from the end of last year, this item needs to be moved from the account to a new cd for reserves.
 - iv. Discussion continued on the available balance in the associations accounts and the return that the homeowners are getting on the money market account.
 - v. ***Motion by Shepard to move an additional \$20,000, along with \$5,000 from equity item 3510, from the money market account to an interest bearing CD. Seconded by Goodman. All in favor.***
 - b. Collections Review
 - i. ***Shepard Moved to eliminate all aged balances on the collections report that are less than \$5. Seconded by Kelly. For: Wolverer, Kelly, Shepard, Goodman. Against: None. Abstained: Barbosa.***
 - ii. Lien Status. Discussed to follow up as noted on the liens report.
 - c. ACC Review
 - i. Discussion was had about the removal of a dead palm tree on Belmoor drive. The talk revolved around whether the funds were approved and process followed for the removal. Questions were asked as to the board responsibility as it is between the sidewalk and the street. The board has previously taken care of palms in that situation but does not care for any other type of tree.
 - ii. It was decided that the board is no longer taking care of any trees in the easement. There is verbage that the board received from the lawyer to this effect. ***New guidelines with the updated verbage about trees must be sent to all homeowners.***
 - iii. Although the board was aware of an ACC Request that had been sent to the management company, we had not received it. Discussion was held about the

removal of a tree next to the driveway of 3924. This was passed with 4 votes for: Wolverer, Kelly, Barbosa, Goodman. 1 abstained: Shepard.

4. Managers' Report

a. Community Review

- i. 3155 – A discussion was had about how the decision was made to give more time to the homeowner. This did not go past the board before approval.
- ii. A review of the violations list shows that it is the same people every time with the same issues. A Discussion was held as to how do we get any of these items addressed. ***A letter is supposed to be sent by the attorney. We need to see if any of these have ever been sent as no action seems to have happened.***
- iii. Parking violations – Cars are ticketed if they are still on the street on the last pass of the security patrol. It appears it is always the same violators of the parking. ***The board needs to come up with a policy on how to handle parking violations.*** Briarwick is currently 72% of all violations in Ridgemoor. Any policy change would require a homeowner vote.
- iv. ***A note about parking guidelines should be sent to all homeowners at the same time as the tree guidelines.***
- v. Discussion about policy for action on the community review has held. ***Goodman made a motion that all Community Review actions that are still open one month after the attorney notice be sent to the lawyer for further action. Seconded by Wolverer. All in favor.***

5. New Business

a. Board of Directors Officers Rolls

- i. GAP Booklets were distributed to board members that did not already have them.
- ii. It was discussed that one position will be opening up near the end of the year.
- iii. We decided that the Secretary will post the next meeting agenda at the gate, at least 48 hours prior to the next meeting.

b. Board meeting Venue/schedule

- i. Check with Mary if the meeting locations have been changed.

c. Approval of invoices

- i. All invoices provided were approved by the board.

d. Discussion of Easements and HOA Involvement

- i. See ACC Review

e. 2016 Dues Payment Schedule

- i. A discussion was had to move to a 2 pay option on dues to help homeowners that find it difficult to pay for the whole year up front.
- ii. ***Goodman made a motion to offer a one time payment at the beginning of the year with no added cost or the homeowner can choose a 2 payment option with a \$20 per payment fee. Seconded by Kelly. Passed with three votes yes: Goodman, Kelly, Shepard. Two abstained: Wolverer, Barbosa.***

- iii. Because this would not go into effect until the first of the year, the board has decided that it can be reviewed again before implementation.
 - f. Other business
 - i. There was discussion about the amount of work being done by individuals and by the management company. The consensus was that we feel the management company should be doing more, and that we should check out other companies.
 - ii. ***Kelly will write up an RFP for a new management company and send it out to get bids.***
- 6. Old Business
 - a. Solar Sanitation
 - i. Solar has given us a written quote that they will provide service at \$60/qtr if we have a 90% participation. To reach 90% we need 14 more houses. Solar has provided us with a list of the houses currently using Solar.
 - ii. A letter will be written explaining this and is to be sent to the homeowners that currently do not use Solar.
- 7. Next Meeting May 19th, 2015 at East Lake United Methodist Church
- 8. Homeowner questions and comments were addressed
- 9. Adjournment at 8:40