

PheasantRun

T O W N H O M E S H O A

October 24, 2007

Subject: Minutes recorded by Linda Parks

Location: Elizabeth Fischer Residence

In attendance:

Jared Kohlmann, Elizabeth Fischer, Linda Parks, Claudia Lohuis

1. Approved previous minutes and financials reviews
2. Building insurance policy has been paid through 2007.
All homeowners are up-to-date with dues.
Robert Drew contacted Jared to let him know that flood insurance cannot be purchased as group policy, it must be purchased on an individual basis.
Owner of Porsche with expired plates has not responded to phone messages, Jared will be sending on a letter to him concerning this matter.
Linda presented estimates for 2008 landscaping contract, Jared will follow up on this with the Great Indoors.
Board approved estimate of fees to clean gutters on all buildings after the leaves have fallen off trees in mid-to late November. In Spring of 2008 sprinkler head will need to be relocated because of root growth. Average cost \$200. Lonnie from Great Outdoors can attend any meeting with Board with a about a weeks notice.
3. Board discussed remaining driveways concrete work. Average cost about \$2,000 to \$3,000 dollars per driveway. Board will likely do one driveway per year with completion in 2009. This matter will be on 2007 Annual Meeting agenda.
4. Topics considered at Annual Meeting
 - a. Landscaping: Spring pruning and planting
 - b. Concrete:future driveway replacement
 - c. Painting: future painting where will finds come from?
 - d. Garbage issue: Options: bill home owners for extra costs when applicable, turn over trash pick-up
 - e. Raise HOA in January the minimum 5% or vote an additional 5% to cover HOA garbage increase, amend bylaw to allow billing additional garbage pick-up costs to unit responsible board will determine what constitutes and overage in billing
 - e. Board would like to increase owner participation in management, and new board members
 - f. Late fee increase
 - g. See of resident's want a "Dumpster day" with spring clean-up, to allow owners to get rid of stuff
 - h. Pie chart of expenditures
 - i. insurance costs
 - j. password to be distributed for website
 - h. Board to discuss with homeowners how they would like to see funds spent
5. Jared to look at CD rates at current bank we now use for HOA
7. Next HOA meeting: Jared's, November 28, 2007 6:00 pm
8. Annual meeting scheduled for January 8, 2008. We will send a save the date postcard in late November. Location: Elizabeth Fischer's. 6-7pm appetizer hour, 7pm meeting starts. We will have light refreshments and snacks