

2011 Annual Meeting Minutes November 15, 2011

The meeting was called to order at 7:02 PM by President Marie Wright

Board members present: Marie Wright (President), Jay Bobian (Vice President), Tom Stephenson (Secretary/Treasurer), Jessica Gallagher, Rich Havlin, Maury Lathrop, Ron Sans, Tim Scofield. Absent: Frank Borelli.

Residents in Attendance: 51, (35 households represented)

Bruce Amrhien	William Green	Ron & Mary Sans
Don & Julie Anderson	Rich Havlin	Connie Schneider
Mike & Carrie Barger	Tom & Crystal Johnson	Tim Scofield
Kim Berlin	Richard Kautzman	Tom & Ruth Ann Stephenson
Jay & Eleanor Bobian	Paul & Mary Kern	Marc Theising
Donna Bobian	Wyette & Jo Kraucunas	Jane Walter
UB & Reenie Bontrager	Maury Lathrop	David & Nora West
Beverly Davie	Jerry March	Marie Wright
Patti Davis	Ken & Helen Massey	
Linda Dernier	John & Joann Miller	
Anita & Ryan Donaldson	Tom & Clarice Morford	
Ross Fazekas	Jim Lindgren	
Dave Fuss	Hillary Pyle	
Scott & Jessica Gallagher	William Runkel	

Introduction of Board Members: Board members introduced themselves.

Election of New Board Members:

- There are 4 seats open, 3 for 3-year terms and 1 for a 1-year term to finish out the term of a Board member resigning (Tim Scofield). The person elected with the least number of votes will serve the 1-year term.
- Jay Bobian introduced the nominees on the ballot, and then asked for nominations from the floor. Ruth Ann Stephenson was nominated from the floor and added to the ballot.
- There are 6 nominees: Kim Berlin, Jay Bobian, Patti Davis, Wyette Kraucunas, Tom Stephenson & Ruth Ann Stephenson. The nominees were introduced and each gave a brief presentation.
- Questions from the floor: Jim Lindgren asked the two incumbents, Jay Bobian and Tom Stephenson, how they voted on the decision to have 1 or 2 tennis courts. They both said they voted for 2 courts.
- The members were asked to circle 4 names on their ballots (one vote per household).

Secretary's Report:

- Residents were asked to read the minutes from the 2010 Annual meeting while the votes were being counted.
- A motion to approve the minutes from the 2010 Annual meeting was made and carried.

Committee Reports:

- **Committee reports** are included in the Annual Meeting packet. Several brief reports were presented by a committee member.
- **Tennis** – Maury Lathrop summarized the tennis court project.
 - Planning and saving funds to replace the courts began several years ago. We were able to undertake and pay for the project this year. Both courts were replaced at a cost of only 7% more than to replace only one court and plant grass in the other area.
 - Bids were obtained and the work began Aug. 15 and was completed Oct. 3 (with the exception of some finish grading, seeding and sidewalk repair to be done in the spring).
 - Additional drainage was added under the west side of the courts.

- \$1,000 was saved by not fencing along the east side of the shelter where there are Plexiglas windows. This money, in turn, allowed the purchase of a keypad lock for the gate.
- Total cost of the entire project was \$77,486.
- **Pool** – Tim Scofield
 - The pool ran very smoothly this year with 0 days closed and remained open late on July 4th.
 - Kyle Goodwin competently managed the pool for the 3rd year in row. Since Tim Scofield is stepping off the Board as of Jan 1, 2012, he assured the residents that Kyle is very capable of handling the pool responsibilities and Tim will remain available for any needed help.
 - A concern was raised as to when the pool might need major/costly repairs. Tim explained about \$30,000 worth of repairs were done on the pool several years ago to repair leaks and replace coping, etc. The pool is in excellent condition with no major repairs expected in the near future. A new winter cover is needed and sometime in the future there are areas of concrete decking around the pool that are settling and may need attention.

Election Results:

- Kim Berlin, Jay Bobian, Patti Davis & Tom Stephenson were elected to the Board of Directors.
- Kim Berlin will serve the 1-year term and the others will serve 3-year terms.
- At the January Board meeting, the officer positions will be determined.

Treasurer's Report: Tom Stephenson.

Copies of the complete report, 2011 YTD Statement & 2012 Proposed Budget are in the Annual Meeting Packet

- **Bank Balances** as of 10/31/2011:
 - Checking: \$ 3,458.83
 - Savings: \$19,948.64
 - MM Reserve: \$ 134.73
 - Total: \$23,542.20
- **Budget:** Our actual income was 97.34% of our projected income for the year, including 97.7% of dues paid. And our actual expenses were < 1% over the projected expenses.
- **Audit:** The Audit committee performed an audit and verified financial records for 2009 and 2010.
- **2012 Dues:** The Board agreed not to increase the dues next year, so this will be the 4th year the dues will remain at \$378. As usual, the dues are due March 1st. A 10% late fee will be added on April 1st and May 1st on any unpaid balance. To avoid late fees, the envelope must be post marked by the last day of the previous month. Dues not received by May 1st will be turned over to the Tanner Law Group for collection.
- **The 2011 Budget and YTD Statement** were discussed with the members. A suggestion was made to add a line for "legal fee income" to show fees reimbursed during the dues collection process.
- **The 2012 Proposed Budget** was shared and discussed with the members. The electricity cost was \$126 over budget in 2011, so it was decided to adjust the budget for 2012 from \$1900 to \$2200. This was the only adjustment made to the 2012 Proposed Budget.
- **The Contingency/Reserve** was discussed. In the past, it has been a line item on the budget but not saved to accumulate in an account. The reserve fund is supposed to accumulate a balance for future repair and replacement costs of the common area amenities. Based on the last 8 year average repair and replacement costs of \$6800 per year, the Board decided to raise the Reserve Fund amount from \$3000 to \$7000 per year, which will accumulate in a reserve savings account for future repair and replacement costs.

A motion to approve the Treasurer's Report was made and carried.

The floor was opened for questions and discussion:

- Compliments were made about the new basketball goal. When the parking lot is sealed next year, half court basketball boundary lines will be painted.
- A question was raised as to whether there will still be handicapped parking when the parking lot is sealed and restriped next year. The answer is “yes.”
- A concern was raised about the lake getting shallower over the years and should we be doing something to plan for a major expense to address this problem. The Board agreed to look into retention pond maintenance and get a professional opinion and assessment.
- Recent crime issues (car break-ins) were discussed. Residents are encouraged not to leave any valuables in vehicles not garaged. A suggestion was made to “**light, lock, and alarm.**” Police should be called whenever there is an incident or suspicious activity. The number of police patrols is directly related to our calls.
- A concern was expressed about trees and bushes overhanging the brick wall.
- Compliments were made about how nice the entrances look with the new landscaping.
- Residents made compliments on how wonderful the new tennis courts are.
- Compliments were made about how nice the neighborhood signs are to let people know about meetings and events.
- A resident suggested a sidewalk on 82nd Street. That is not something within the control of our neighborhood. The resident was encouraged to call the city and/or our city/county councilor.
- A resident felt we should raise the dues to be sure there is enough money accruing for the future.
- A resident commented about other amenities being added that had been mentioned last year, but are not on the budget, like a dock at the lake. It was explained that the Board has a list of items to consider and maintenance items will take priority. Since we do not have price quotes for any other projects at this time, the Board will consider projects if money is available during the year.
- Residents were thanked for helping keep the neighborhood clean by picking up trash in the common areas and when walking. Beverly Davie and Doug Anderson were thanked for helping water the entrance landscaping.

The meeting was adjourned at 8:50 PM.

Respectfully submitted,

Tom Stephenson
Secretary/Treasurer