

## February 2017 Board of Director's Minutes

Tuesday, February 21, 2017

Crosspoint Church

### Board Members Present:

**Vice President:** Dennis Simmons

**Secretary:** Sarah Traver

**Board Member at Large/Yard of the Month Committee Chair:** George Wallace

**Architectural Review/Landscape Committee:** Bob Mackenzie

**Pool Committee Chair:** Ashley Schuster

### Board Members Absent:

**President:** Charles Charamut

**Treasurer:** Laura Brown

**Meeting was called to order by Vice President Dennis Simmons at 6:31 PM**

**Treasurer Report-**Laura was absent. Laura reported via email that the following amounts were current balances: The bank balance today is \$26,046.46 and the savings account is \$6,272.80.

### **Old Business-**

**Pool Deck Update-**Pool deck update is tabled as the presenter that was scheduled did not show. The pool is planned to be closed for 1-2 weeks when the project starts.

**Accountant Change-**The association is asking too much of the accountant that we currently use, placing liens is not their job and needs to be done by leadership. It was also discussed that a new treasurer is also needed. George and Ashley both offered up their services temporarily. George also stated that he has a resident that may be interested.

**Pool Cameras-**The pool cameras have been delivered, are unpacked and are waiting on Chuck to help Dennis install them

**Electrician-**The light is in for the back entrance and needs a permit. Dennis will be going for the permit by Tuesday to get the meter in. The association needs an answer from Chelco about why they won't let us place another line to the other side of the entrance.

**Pool Loan-**The association is currently waiting for info and Chuck needs to sign the form. Timewise, it is not certain that the pool deck will be done before the pool is open as the anticipated date to open the pool is March 10<sup>th</sup>. The pavers are estimated to take about a week to finish the job.

**Metal Roof-**Eric Rosnick attended the meeting to discuss his reasoning behind wanting a metal roof. He stated that in general that there is not much uniformity in the neighborhood. He stated that he believes that there are consistent violations including colors of doors and shutters. He stated that it would cost him \$2000 more to put in a shingled roof. He claimed that putting a metal roof on the house when it was built would not have been economically feasible at the time but now it can be. He stated that the metal roof would have a 40 year warranty opposed to a shingled roof which only has a 25 year warranty. Eric also questioned other issues in the neighborhood and asked about whether liens were truly done on individuals for violations. Dennis and George explained that the cost of putting a lien on someone's house cost \$10 plus the cost of postage. Eric also discussed the states of homeowner's yards in the neighborhood. Dennis stated that a metal roof is something that you cannot take back, that it is a big commitment. Dennis also stated that any prior decisions made by the board do not have bearing on current decisions. Discussion was had about both the sidewalks and the liability for them in the neighborhood as well as the issues with the retention pond. Eric discussed being able to poll the current phase two homeowners about whether they would approve of him having a metal roof. Dennis explained that a 90% vote needed to occur in order for him to be able to do it. Discussion was also had about whether an email vote would constitute a true vote. Dennis said that he would look in to that from a legal stand point.

## **Committee Reports**

**Architecture/Landscape-** Bob Mackenzie stated that he had put out 3 or 4 bid requests and had only heard back from K and R Cuts. K and R Cuts bid \$1100/ Month for the 8-month service. This included 2 cuts a month in all the common areas, the back entrance and the pool. The bid also included another price of \$1200/month and would include doing the pool and back entrance once a week instead of every other week. The price for the service was \$950/month last year and this year's budget allows for \$8500 for Landscaping expenses. Motion to accept the bid of \$1100/month was made by Dennis and George 2<sup>nd</sup> the motion. All were in favor. Parking in the common areas was also addressed.

**Pool Chair-**Ashley stated that the water is turned on and that they are waiting for the board of health to inspect the pool in order to be opened. Pool Rules are printed and Pool Passes are ready to be activated. Pass days will be February 25<sup>th</sup> from 4-6 and March 2 from 6-7. Dawn will clean the restrooms before the pool opens. Several board members said that they would see how many chairs needed to be repaired on the pool deck. Issues with the lights at the pool was also addressed. Two lamps need to be fixed as well as deck lights and the pool

light inside the pool.

Adjournment-Meeting was adjourned by George at 8:04 and was seconded by Dennis