

## HOA Board Meeting Minutes December 2 2010

Meeting called to order

Review September 2010 General HOA minutes

Betty Fortin motion to pass as written; Brian Comley second; Minutes approved

Michelle Herman provided budget in packet – current balance and proposed 2011 budget

Chad Keller inquired about cost variances for office supplies – office supplies are bulked together

Randall Mungo asked about the balance in bank

Total for both accounts was provided by Michelle Herman, Treasurer

Motion to accept proposed 2011 budget

Motion second

Both budgets approved

Architectural Committee – Brian Comley stated there were not any changes

Welcoming Committee – Sheryl Wood stated there was nothing to report, but to please notify the committee of any new homeowners and/or babies

Newsletter Committee – Jeanette Munnett not there, report read. The due date for the next newsletter is 1-15-11 and the junior section was not receiving much interest. Would like to add something for Easter, e.g. egg hunt or decorations. Any ideas please contact her.

Crime Watch Committee – More interest due to recent break-ins. Crime is up all over the state. Board suggested to lock cars and not to leave any valuables exposed. Board requested volunteers for Crime Watch and Welcoming committees. Matt Bullard stated he would be requesting a volunteer to chair the Crime Watch committee.

Timeline for traffic circle construction to begin soon - laying asphalt at the end of February

New entry way sign: Board presented new sign approved by board. Old sign will be taken down. Refinishing old sign (better to refinish nice wood sign than to purchase new plastic sign). Sign to be stored at Steve Roberts' house. Steve Roberts brought examples of different color brick overlay for new sign. The sign committee will reconvene to choose two examples to present to board.

Suggestion made to install more lights around sign when it is installed – Board stated this matter would be taken up at the next meeting along with new landscaping once traffic circle is complete.

Open forum – Betty Fortin, 1520 Knotts Haven Trail, proposed to allow for parking of boats without a fence. Also wanted the Board to reevaluate how violation letters get sent out for parking violations.

Ms. Fortin suggested the Board could consider “bending” the rules to accommodate certain situations. Connie Parsons stated the Board considers all mitigating circumstances surrounding violations but must use the Covenants and By-Laws as the rules for violations enforcement. To “bend” rules would really require an amendment to the governing documents.

Open forum – Rose Taylor, 1521 Knotts Haven Trail, wanted clarification on parking. Board stated habitual violations could be an issue and due to the specific nature of the issue it could be discussed at the next BOD meeting. Rose asked to suspend any violation fine until next BOD meeting. She was instructed to discuss personal issue with board not at general meeting

Open forum – Patrick Hedgepath, 1413 Knotts Haven Loop, inquired about well and sprinkler system for vacant lot. Board stated this issue would be tabled until the Spring 2011.

Open forum – Randall Mungo, Knotts Circle, stated he’d like to discuss the disposition of a recent violation with the Board after adjournment.

Open forum – Mike Harris, stated he has had problems with kids trespassing and destruction of his personal property. Discussion by attendees regarding the issue surrounded the installation of no trespassing signs. This will be investigated by board, but any “No Trespassing” signs need to have ARC application and approval.

Open forum – Betty? Fortin, 1520 Knotts Haven Trail, inquired as to the relationship with parking on County roads and HOA covenants. John Outlaw stated when homeowners sign the HOA documentation upon a home purchase that the homeowner acknowledges and agrees to the HOA covenants, which includes parking restrictions above and beyond that of the County.

Meeting adjourned.