

Highland Trails Homeowners Association

Meeting Minutes - April 28, 2011

Attending: Melissa Evans (ME), Tony Dal Maso (TDM), Ed McNichol (EM)

Absent: none

Also attending: Various homeowners

Communication: EM related his desire to improve communication channels with the Board, especially in light of potential changes to community management. He proposed that we establish several methods of communication to accommodate a diverse range of preferences. These will include voicemail, e-mail, web and Facebook. These will not be attached to an individual Board Member but rather to a generic destination. It was agreed by all attending that a one-week response time was reasonable.

Volunteers: ME mentioned several volunteer opportunities. She stated that this would eliminate potential costs for the HOA. These included;

- Spraying the climbing steps on the structure at the small park
- Pressure washing the fence rails by the bridge

There were some concerns about liability. EM resolved to see if a homeowner has a pressure washer to use. He will also check on the small park structure.

Budget: TDM presented a needs-based budget. This document computes the total cost to maintain the neighborhood. A realistic deduction is made from income to accommodate the percentage of homeowners that cannot pay their dues. A minor contribution is added to start building our reserve fund for future needs. The new budget does not include the use of a management company.

Board Positions: EM is willing to serve for another term, but ME and TDM declined to serve again. Volunteers were sought from those attending and several people responded.

Reserve Spending: The Board presented 4 options for the big park and discussed the attributes of each. Those in attendance strongly preferred an option to restore the playground structures, but at a reduced cost than previously considered and aimed towards older kids.

At the conclusion of the meeting, the Board of Directors voted these individuals as Board Members effective May 1, 2011;

Ed McNichol, President
Tom Jones, Vice-President
Lisa Ward, Secretary
Kim McNichol, Treasurer

Greg Schmidt, Landscape
Sandy Jones, Member-at-Large
Ted Hershberger, Member-at-Large

The Board of Directors also approved a reserve expenditure in the range of \$13,000 to \$17,000 to restore the big park with a design intended for older children. ME agreed to lead this effort.