

## **Highland Trails Homeowners Board Meeting Minutes 10/6/11**

The meeting was held at the home of Tom and Sandy Jones.

In attendance were: Ed McNichol-President, Tom Jones-Vice-President, Kim McNichol-Treasurer, Lisa Ward-Secretary and Sandy Jones-Member at Large.

### **Condominium Management**

Ed began the meeting by stating that our relationship with Condominium Management has been severed completely. The Homeowners' Association has received all of our funds back from them and we are again in control of our finances.

### **Architectural Control Committee**

It was determined that in lieu of a specifically appointed Architectural Control Committee, two members of the Board need to consult and agree on issues such as paint colors, the erecting of sheds and fences etc. We also agreed that the two members must represent different households.

### **Neighborhood Contests**

Due to the busy schedules of the current Board members, it was decided that we would suspend previous neighborhood contests for the remainder of the year (ie: Halloween and Christmas decorating).

### **Covenant Violations**

We continued a discussion began at a previous HA meeting about the house to the right of the path leading to the small park. The issue is that they have many vehicles and they are parked in the backyard as well as having a camper currently parked in the driveway with power running to it. When the vehicles are parked in the backyard they are driving on the path to the park which is a common area. As the occupants are renters, Ed will send a letter to the homeowners referencing the covenant violations.

### **Financials**

Kim reported that there are currently 6 homes in arrears for one year or more for non-payment of their homeowners dues. However, we are concerned about the accuracy of the record keeping done by Condominium Management so Kim will perform an audit before we move forward with these numbers. For the current year's dues we have collected 73%.

Kim reported that we currently have approximately \$56K in our non interest bearing checking account. She will look into putting some of our monies into a financial vehicle that earns us some interest.

### **Liens**

As homes have begun to sell again the neighborhood, it was brought up that we need to find out how to remove liens on homes that had been placed due to non- payment of dues. Ed will contact an attorney to determine the procedure. He will ask for a referral from his personal attorney to represent Highland Trails going forward. A discussion ensued regarding at what point we should place liens on homes for unpaid dues. It was determined that a letter should be sent stating that payment is required immediately in order to avoid a lien being placed. We decided that liens will be placed for unpaid dues for the current year if payment is not received by January 1, 2012.

### **Playground**

The new playground equipment for the big park that was proposed by Melissa was discussed; apparently she is having some trouble staying on the approved budget of \$17K. Tom Jones volunteered to be the on-site supervisor for the installation. It was suggested that Melissa and Lisa speak regarding the installation drama and challenges for the equipment in the little park.

### **New Business**

Ed produced some receipts that he had been holding on to until our finances were in order and the bank accounts were set up etc. He requested Board approval for reimbursement and outlined what the outlays were for. Some of these were for domain names, Highland Trails voicemail account and the mailbox. The Board approved his reimbursements and determined that he would submit certain expenses at the end of the year.

Condominium Management left Kim a voicemail stating that they are owed \$700 for their services for August, 2011. Kim countered with an email questioning the amount as she was under the impression that the monthly amount was less than this. We agreed as a Board that she should wait to pay this amount until she hears back from them with a response.

Ed brought up that he feels the Covenants need to be amended; specifically to remove all verbage that pertains to the builders as these were written while our neighborhood was still under construction and are no longer applicable. A discussion ensued regarding whether or not the amount of time required to do this is worth the effort as

well as the difficulty in obtaining an 80% approval from the homeowners. We will continue to discuss this at the next meeting.