

Rhod-A-Zalea Gardens aka Highland Trails Annual Homeowners Meeting
Thursday, April 12, 2012
Meeting Minutes

The 2012 Annual Meeting of our Homeowners' Association commenced shortly after 7:00 pm at Mill Creek Elementary School with Vice President, Tom Jones presiding. (President Ed McNichol was out of the country and unable to attend) Other Board members present were Kim McNichol Treasurer, Greg Schmidt Landscape Liaison, Lisa Ward Secretary, and Sandy Jones Member at Large. In addition there were _____ homeowners in attendance.

Financials

The current budget information was handed out which reflects approximately \$44,000 in our checking account. We have about \$7,000 in outstanding dues payments, several of which are more than one year in arrears. Treasurer, Kim McNichol explained that liens will be placed on some homes in May when Ed returns and we will contact a lawyer to assist us in this procedure.

Projects

Our largest outlay this year has been the playground equipment in the big park. The equipment was installed on April 11th. We are asking for volunteers to help haul and spread playchips in the enclosures on Saturday, April 14th. As soon as the enclosures are filled to the top with playchips, they are safe for our neighborhood children. We circulated a sign up sheet requesting that homeowners either give of their time to help and/or provide trucks, wheelbarrows, shovels and rakes. Homeowner Melissa will pick up beverages and food to keep the volunteers hydrated and fed.

Covenant Violations

Tom reviewed the most recent newsletter in which Ed had addressed the complaint of utility trailers in homeowner's driveways. Ed felt that in carefully perusing the covenants, utility trailers were not specifically addressed and therefore could not be prohibited by the HA. Homeowner, Nicki Taranto pointed out that she feels the covenants, although vague, can legally be interpreted to enforce more than we have previously been doing. She would like to head up a committee to amend our covenants. A great deal of discussion ensued concerning whether the covenants needed to be rewritten or simply in some cases, be reinterpreted. We discussed hiring an attorney for our neighborhood who could be available to answer these enforcement questions, assist us in placing liens and in amending the covenants. It was determined that an attorney will be contacted after Ed returns in May so we can begin this process.

Landscape Issues

Landscape Liaison, Greg Schmidt, reported that a tree was cut down in the greenbelt today behind a homeowner's home. This was a tree that had been previously identified as being diseased. Homeowner, Melissa questioned whether or not we are following the previous arborist's report. It was explained that some of the previous records were not transferred to the new Board and that going forward, we will scan the documents and create a much more secure and complete data base. Greg also explained that we are only cutting down trees that were deemed dangerous to homes at this time. Melissa pointed out that there are some trees that the

previous arborist may have marked for removal that were not noted in the most recent report. Greg will follow up on this. Homeowner John O'Brien reported that a tree fell across his fence from the greenbelt behind his home and he requested that it be removed.

Block Watch

Homeowner, Charles Andersen expressed interest in having a block watch in the neighborhood. Nicki Taranto stated that in her immediate area of homes they have a very active block watch and she would be happy to pass on their techniques and what has worked for them. Due to the accessibility of our neighborhood we do have a large number of car prowls and recently there was a home break in. It was mentioned that we as homeowners can, and should, always call the Mill Creek Police to report anyone selling anything in the neighborhood or anyone who appears suspicious. It seemed to be the consensus that we should attempt to organize the block watch program again so we will work on this going forward.

Architectural Control Committee

The need for an Architectural Control Committee was raised. Although this is a position that is important, we have not had the interest in the past few years to fill these positions so board members have been performing these duties. The responsibilities of this committee would be to approve paint colors and changes to homes including erecting structures and fences etc. Discussion ensued regarding the need for our covenants to be amended to include more modern and acceptable forms of building materials especially for fencing. Homeowner Charles Andersen volunteered to head up this committee and will work with Nicki Taranto on amending the covenants that address building materials and overall appearance of the neighborhood as it relates to architectural issues.

Homeowner Issues

It was pointed out that dogs have become a problem in our big park; many of these dogs are off leash and may be a threat to our neighborhood children. Especially given the added attraction of the new playground equipment, it is important to ensure that our park is safe for our families. Nicki Taranto suggested that homeowners call the City of Mill Creek Animal Control to report any dogs that are off leash or may be dangerous.

One last concern was that a homeowner from Northpointe, the community just east of ours, has cut a gate in their backyard fence that opens onto our trail and the big park. We will look into this as we previously made a decision not to allow Northpointe residents access to our neighborhood or park some years ago. It is unclear as to whether the resident himself has the right to make his own access. If this turns out to be the case, we may have to incur the cost of erecting our own fence where our park backs up to their development allowing no access.

Board Contact

Kim McNichol pointed out that the contact for the Board is by email or phone and that all members will get the message.

The meeting adjourned shortly after 8:30 PM.