

## Home owners meeting 07 Dec 2011

It was decided that Allan would contact a few pool repair companies to get quotes and time lines for the repairs. The stated goal is to have a repair that will last for the foreseeable future and but still minimize downtime so that the pool will be ready to open in the spring.

Currently the grass area by the entrance has been run over by several different vehicles. The resulting damage is costly and shows no signs of stopping on its own. The Board has decided to get quote for how much it would cost to install removable barriers in the destroyed area that could be locked, and the key signed for by a homeowner should they require the posts be removed. That would allow accountability for the individuals or companies responsible for the damage so that the repair would not need to come out of the budget. The other option is to remove the garden section of the middle island forward of the sidewalk. By relocating the bushes and trees and then paving over the area the hope is that larger vehicles would have the room they require to negotiate the curve without incident.

More participation is desired in the Home Owners Association meetings. By including times and dates into a newsletter and utilizing the announcement board by the entrance we hope that more people will participate. The board is also considering the purchase of chairs and tables that could be kept at the pool (hopefully where the meetings would take place) where they could be signed out for larger parties and gatherings as well. The tables and chairs would make the meetings more comfortable and allow for more participation as well as ease hosting parties in the amenities center.

People are still parking on the street at night. Most of the residents are doing the right thing and moving their vehicles into their driveways at night. Regretfully, the problem seems to be with the people who are already delinquent on their HOA dues and thus ignore warning letters and eventually fines. Consistency will drive change. Noting the address and vehicle information of the violators and sending that information along to Allen can be done by anyone. Though the board can do it, more participation from the rest of the community ensures that the standards are applied uniformly and consistently.

A large number of people are delinquent on their HOA dues. Now that we have help running the HOA, they are actively pursuing collection of these dues through legal means. Suits are being filed, and a number of owners have been tracked down and contacted. Some of the amount is through the automated withdrawal system, where it charges late fees for the monthly payers, which are currently being addressed to be removed and taken care of.

Due to a series of repairs and unexpected expenditures and delinquent members, the HOA does not have as large an emergency fund as it requires. Once the pool is fixed however, we will know just how much extra we have. We are actively looking into short term and long term investment options that will allow the cash reserves to grow more efficiently.

Currently though Chapel Park and the Villages at Berwick share the amenities center, there is no formal written agreement. A formal agreement needs to be drawn up between the two HOA's to ensure equal sharing of responsibility. In the past both HOA's have agreed on spending on items even if after the fact, the cost has been shared. The need to make decisions about additions and expenditures needs to be formalized however.

Currently, the system for spending HOA money is that a card is used linked to the HOA account and the receipt is then forwarded to Allen for tracking purposes. There is, however no policy on how to decide to spend money, or track a vote on if money should be spend or if it has been authorized. The secretary has been tasked with generating a form that would have room for a description, projected cost, and signature area for the board to approve purchases and expenditures with the HOA money that falls outside of the normally scheduled spending.

The next newsletter needs to be generated. The new statements are coming out this week. Regretfully because of the short time frame the board did not act quickly enough to include the newsletter with the HOA dues. HOA board meetings will be held on the second Thursday of the month. HOA management report, President Report, and the treasury report will be due on the first day of the quarter.