

**Hillpond HOA Board
Meeting Minutes
Feb 7, 2008**

The Hillpond HOA Board of Directors met at 7:00 on February 7, 2008 at 1945 Wallenberg Dr. (home of Tom Trout and Vickie Traxler). Attending were Craig Stirn and Marshall and Kathi Frasier, continuing board members; Marti and Tess Hefferman and Sue Beck-Ferkiss, incoming board members; Tom Trout and Vickie Traxler, outgoing board members; and Dick Thomas, past board member. Michael and Robyn Still, incoming members, were not able to attend.

Dick Thomas gave of summary of past history and activities of the Board. His comments are appended to these minutes.

Tom Trout, announced that he had volunteered to become HOA treasurer in November. He and Bonnie Helgesen, HOA bookkeeper, currently have check signing authority for the HOA checking account. Current account balance is \$5658.43. The 2007 HOA account had total income of \$9178.55, which included \$2000 from homeowner dues, \$7021.80 from trash service fees, \$150.00 from real estate transfer fees, and \$6.75 from interest. Expenses included trash pickup service (\$7021.80), bookkeeper fees (\$150 – note that \$300 of the \$450 annual fee had been paid in 2006), HOA insurance (\$625), corporation fee (\$10), common area maintenance (\$250), sprinkler system installation for common area (\$643.54) and miscellaneous office supplied (\$40.99), leaving a balance of \$437.22. A proposed budget for 2008 of \$9930.00 was approved.

Tom Trout announced that he had updated the HOA roster to include Email addresses so that notices of billings and events could be sent via Email.

Tom Trout gave a brief summary of Board actions over the past year which included raising the annual bookkeeper payment from \$300 to \$450 and installation of sprinklers in the common area behind the mailboxes. No annual HOA meeting had been held in December 2007. The Board decided that the annual meeting will be delayed until April or May (before the end of the school year). Notices will be sent to members at least 30 days prior to the meeting.

The primary new business of the Board was to discuss Board functions and the HOA Bylaws. The Bylaws were reviewed in detail and the Board decided several changes were needed to bring the Bylaws up to date. After discussion, Craig Stirn volunteered to craft the discussed changes into appropriate language and prepare amendments to the bylaws for Board consideration at their next meeting, and for member consideration at the annual meeting.

Craig Stirn was selected as the acting Board President.

The next Board meeting was scheduled for March 26 at the Frasier home (1845). Business will include planning the annual meeting, nominating new board members, and reviewing Bylaw amendments.

Submitted by Tom Trout

Dick Thomas comments to the Board:

1. Bylaws are specific and (IMO) should be followed. As I recall, 4 quarterly meetings a year. It is important that one of the meetings immediately precede the annual meeting for election of officers and any business.
2. If bylaws rewritten include HB 100.
3. City support: Neighborhood services will copy newsletter for free. Also, grants from \$25 to \$500 are available for block parties, Neighborhood night out, common area improvements and neighborhood cleanups. First application D/L is Feb. 15. see www.fcgov.com/neighborhoodservices or contact Ginny Sawyer at 224 6070 or sawyer@fcgov.com. Functions we have had in the past: Annual meeting dinner, annual neighborhood get together, neighborhood cleanup followed by ice cream social, neighborhood garage sale (spring), 4th of July party, boat races with Gilgalad.
4. Newsletters: Newsletters have been valuable in priming all to look for their annual assessment, and to turn people out for events like the annual meeting. Try to include a discussion of the vacant lot on Shields at the annual meeting to turn people out. Neighborhood news, Hail and Farewell.
5. Insurance: Currently as cheap as we can get.
6. No management company, No management company, No management company,
7. RAM waste management...a good deal.