

High Pointe North  
Homeowners Association  
Meeting Minutes  
December 3, 2007

Bill Mahoney called the meeting to order.

Bob Arnold took roll call.

In attendance:

Bill Mahoney – President

Bill Richardson – Vice President

Liz Martins – Treasurer

Bob Arnold – Secretary

John Endres – Director

Eugene Hayes – Director

Carl Baisden – Director

Andrea Conti – Director

Dan Backes – Director

1. Bob Arnold asked if there were any changes needed on the minutes from the November 12th meeting. All agreed that they were ok. Bill Mahoney to post on the web site.

Bill informed everyone that the only major decision made at the last meeting was a vote on the Property Insurance which had been discussed amongst all in prior meetings.

2. Liz Martins started the report of the Treasurer by handing out a recap of transactions that we've incurred since August 9, 2007. The recap also shows our current account balance to be \$28,375.26.

Bill then noted that the cost of mailing the violation notices by Certified Mail was \$121.13. Dan has submitted a receipt for reimbursement.

Liz noted that we have received our checks from Bank of America, but no deposit slips or stamp was received. She is working on this and noted that the fee of approximately \$60.00 would be credited.

3. Insurance Update:  
Bill Mahoney noted that all issues pertaining to insurance were all but complete and noted that we should be fully insured by November 26<sup>th</sup>.

4. Lawn Maintenance:

Bill Mahoney reminded everyone that in talking with Deans Lawn Care that they were not insured as originally thought so he had contacted Earth Services and now had a contract from them for all to view. Bill also noted that Earth Services was certified by Swift Mud to inspect the ponds.

Andrea noted that she now had a letter from Dean's showing that they had all pertinent documents. However, Dean's would spray the ponds under someone else's license as they are not licensed to do so.

Carl Baisden raised concern about a possible conflict of interest in that Earth Services would be maintaining and also inspecting the ponds. The concern was raised about Dean's working on the ponds under someone else's license. Much discussion was had by all on the matter with Dan Backes noting that Earth Services would probably do a better job cutting around the ponds knowing that they had to maintain them as well.

Bill Richardson raised concern about the cost of maintaining the ponds especially if we had to put a fountain in them. Andrea Conti noted that the pumps would run on a timer and all noted that overall maintenance of the ponds had to be addressed.

John Endres noted that Earth Services would likely do a better job knowing that we were watching them and the picking up of the garbage could be addressed. He also noted that Earth Services has stuck with us all these months on a month to month contract.

Bill Mahoney made a motion that we retain Earth Services and contract with them. He will address and discuss our expectations with them.

All voted and agreed to retain and contract with Earth Services by a vote of 8-1.

Liz Martins motioned that we get another quote for the pond maintenance and has agreed to take on the project. All agreed to get at least one more quote.

5. Signs:

Bob Arnold noted that he had nothing to present tonight on the matter of the signs. He has contacted two companies but neither has followed back-up.

Bill Mahoney noted that the insurance company said that we need signs in all areas accessible by the public. A total of 7 signs are needed.

6. Pressure Washing Fences:

Bob Arnold noted that in looking at the fences they are a mess. Bill Richardson noted that adjusting the sprinkler heads would alleviate a lot of the problem with the fences looking bad.

Bill Richardson has a quote for pressure washing the fences inside and out. Dan motioned that we get 2 more quotes and move forward with the lowest. All discussed and agreed. Dan & Bill to get the additional quotes.

7. Homeowners Association Dues:

Bill Mahoney handed out the HOA Fee letters that he drafted and will be going out this week.

8. Open Letter:

Bill Mahoney also shared the “open letter” to the homeowners that he has drafted and will be sending out.

9. January Homeowners Meeting:

Eugene Hayes noted that he had called the county about reserving the pavilion at Hunt Fountain Park for January 19<sup>th</sup>. A first come first serve deposit of \$75.00 was required which Eugene has mailed off. Eugene has requested that we have the pavilion from 11:00am until 3:00pm.

Bill Mahoney recapped our discussion on the matter for those that were not present at the previous meeting.

Eugene will contact everyone once he receives confirmation that we have the facility for the 19<sup>th</sup> of January.

10. Sheds:

Bill Mahoney made mention of a letter that he had from Gary Warren requesting the associations approval to put up a shed.

As discussion on sheds progressed, John Endres motioned that we vote on whether we would allow sheds at all. All voted and is what agreed to allow sheds by a vote of 5-4.

As further conversation turned to what look and type of shed was acceptable it was proposed that we allow Gary to come over and give us detail on the type and size shed that he wants to put up.

Gary presented details of his shed to the committee noting that it was a vinyl shed with dimensions being 8X10.

All agreed to vote on the matter and Gary’s shed was approved by a vote of 8-1.

Afterwards, there was much discussion again on the By-Laws and when we could change them. Bill Mahoney suggested that we address in a specific By-Laws meeting.

11. Neighborhood Watch:

Bill Mahoney noted that there was nothing new regarding the Neighborhood Watch.

12. Code Enforcement:

Dan Backes noted that he's worried that nothing will be done about the letters on code enforcement that went out. Dan mentioned that Tula had sent out some of the same letters with no results.

Bill Mahoney noted that if the letters don't get the issues resolved our next step would be to get an attorney involved.

Andrea Conti raised concern over the issue of fines and Bill Richardson again pointed out that we have a 25 year freeze on the Covenants and that the HOA cannot fine a homeowner.

Bill Mahoney noted that he would call Tula and ask her to address our questions regarding Covenants and By-Law changes.

13. Open Forum:

- A. Bill Mahoney: Bill thanked everyone for the on-going efforts to address the issues that we have as a group.
- B. Bill Richardson: Nothing.
- C. Bob Arnold: Bob brought up the problem of motorcycles and go carts racing through the neighborhood.
- D. Eugene Hayes: Echoed Bill's comments and thanked everyone for their efforts.
- E. John Endres: Nothing.
- F. Andrea Conti: Andrea noted that she would like to help in addressing the By-Laws and Covenant issues.
- G. Dan Backes: Nothing.
- H. Liz Martins: Noted that she needs the Earth Services invoices for October and November.

- I. Carl Baisden: Asked if we had a cap on the dollar amount to be spent for pressure washing? Addressed in that we would see what the quotes came back as.
14. Bill Mahoney asked for dates that would work for everyone for the next meeting.  
It was decided that we would meet again on January 7<sup>th</sup> at 7:00pm at his house.
  15. Bill Mahoney made a motion that the meeting be adjourned. All agreed.