

High Pointe North
Homeowners Association
Meeting Minutes
February 4, 2008

Bill Mahoney called the meeting to order.

Bob Arnold took roll call.

In attendance:

Bill Mahoney – President

Bob Arnold – Secretary

John Endres – Director

Eugene Hayes – Director

Carl Baisden – Director

1. Bob Arnold asked if there were any changes needed on the minutes from the January 7th meeting. All agreed that they were ok. Bill Mahoney to post on the HPN web site.
2. Report of the Treasurer:
Bill Mahoney noted that due to Liz's absence tonight that we had no Report of the Treasurer.

Bill did note that he had personally paid the yearly fee for the P.O. Box and that we were paid through February 2009. He also noted that the other monthly reoccurring bills could wait until he got with Liz for payment.

3. HOA Dues Received:
Bill Mahoney noted that to date about half of the homeowners had paid their dues. Past due notices will be sent out in February to those that have not paid by January 31st.
4. Signs:
Bob Arnold noted that he had contacted the Sheriff's department about the No Trespassing signs. We can order as many signs as we'd like at a cost of \$13.00 each, plus tax. There are some forms that need to be filled out with some basic contact information should the Sheriff's department need to make contact with the association. Bob noted that he would get with Bill, get the forms filled out, attach payment, and get the forms sent in.

Bob also noted that he would get the Yard of the Month sign in the next week or so.

5. Pressure Washing:

Bill Mahoney noted that he had spoken to Dan Backes about the pressure washing quotes. Dan had 8 requests for quotes and received 4. The quote that Bill Richardson had mentioned in our last meeting from MRP Pressure Washing of \$1,250.00 was the best overall quote. All present voted and approved to move forward with MRP Pressure Washing.

6. January Homeowners BBQ:

Bill Mahoney noted that he felt that the BBQ was as successful as could be expected for our first.

Bill noted that he had one homeowner that did say they read the minutes every month on the web site. This was refreshing to hear for all of us. Bill also noted that another homeowner expressed concern over the violations being addressed. Bill reassured them that we are being proactive in getting these addressed, but that there is a process that we must follow.

7. Annual Report:

Bill Mahoney noted that he needs to discuss this with Liz as there is a due date of May 1, 2008 to file or there could be a \$400.00 penalty fee incurred.

8. New Business:

Bill Mahoney asked if anybody had any new business to address. None did.

Bill then noted that due to our progress in other areas that we can now put our focus on the Neighborhood Watch program and Code Enforcement.

Eugene Hayes noted that he had contacted Churchwell and that they have a number of dates open in March that we could use the facility for the Neighborhood Watch kick-off meeting. Bill Mahoney reminded us that we need to have a minimum of 30 families to have a Neighborhood Watch program. Bill noted that we needed to walk the neighborhood inviting and encouraging participation in the program. Carl Baisden also suggested that we put reminder cards on people's doors prior to the meeting. Bill suggested that we see when the majority of the board is available before we choose a date.

9. Code Enforcement:

Bill Mahoney noted that we had 9 letters that were returned that Carl Baisden had done address research on. Some of these were letters that the homeowner refused to sign for when they went to pick them up.

Carl Baisden noted that there are web sites that for a fee you can do research on properties, addresses, and vehicle tags that will lead you to the homeowner. He feels that this would be a good tool as some of the county records are leading to dead ends. All voted and approved by a vote of 5-0 to allow Carl to join such a site as long as the cost does not exceed \$50.00. All agreed that we'd see how this

works and expand upon it should it turn out to be a good tool. Carl must choose a sign on name and password that is Board friendly so that the log in can be passed on when needed.

Carl expressed concern that based on what's happened in our efforts to crack down on Code Enforcement that nobody is really taking on this responsibility. Bill Mahoney noted that with Dan Backes missing 2 consecutive meetings that we are essentially 3 months behind in getting letters out and follow-up.

Carl brought up the fact that we need to find an attorney or management company in our quest to get these issues resolved. Bill pointed out that money is always an issue when addressing such ideas.

John Endres then gave examples of some of the frustrations that he's heard from other homeowners because the letters aren't working. He suggested that we get an updated and corrected version of the current violations and secure an attorney to fight our legal battles. John also questioned if Dan had sent out the most recent violation letters. Nobody it seems knows for sure.

Carl then suggested that we have a Standard Operating Procedure for violation notices. All discussed and approved by a vote of 5-0 the following procedure.

- I. Document the violation.
- II. Send a card with a time frame of 15days to correct the violation.
- III. Document if the violation is corrected or still has not been addressed.
- IV. Send a Certified letter from the HOA.
- V. Document again with a second person if the violation has been corrected or not.
- VI. If the violation still has not been corrected we will then turn it over to an attorney who in turn will send a letter to assist in resolving the issue. The attorney will continue to pursue the violation until it is voluntarily corrected or taken to court. Any and all expenses, including attorney fees, for such action will be the homeowner in violation responsibility.

10. Open Forum:

- A. Bill Mahoney: Bill still has issue with the fact that Board members are not responding to his e-mails. Asks that everyone check their mail a minimum of a few times a week.
- B. John Endres: John raised concern over those that have taken on the responsibility to be on this Board and then the lack of concern to attend the meetings, carry out their responsibilities, and follow through on their duties. Conversation had by all on the matter and all agreed that this is an issue.

C. Bob Arnold: Bob echoed John's concerns.

D. Carl Baisden: Nothing additional.

E. Eugene Hayes: Eugene expressed concern over various procedures. All discussed and addressed.

11. Bill Mahoney asked for dates that would work for everyone for the next meeting. It was decided that we would meet again on March 6th at 7:00pm. Bob Arnold to host.

12. Bill Mahoney made a motion that the meeting be adjourned. All agreed.