

High Pointe North
Homeowners Association
Meeting Minutes
November 12, 2007

Bill Mahoney called the meeting to order.

Bob Arnold took roll call.

In attendance:

Bill Mahoney – President

Bill Richardson – Vice President

Bob Arnold – Secretary

John Endres – Director

Eugene Hayes – Director

1. Bob Arnold asked if there were any changes needed on the minutes from the October 15th and October 25th meetings. All agreed that they were ok. Bill Mahoney to post on the web site.
2. In Liz Martins absence Bill Mahoney gave the report of the Treasurer. Bill noted that there were no new expenses, just the reoccurring electric and lawn service.

Bill did note though that we had voted to approve getting Liability Insurance from Nationwide and that he would need to get a check to them by the end of the week. Bill was still waiting for some clarification on the policy coverage prior to making any payment.

Bob Arnold presented Bill with the receipt (Approx. \$20.00) from the purchase of light bulbs needed to fix the lights that illuminate the entrance walls.

Bill also noted that Bank of America has messed up our check order several times and that we only had two checks left. He is working with Liz Martins to rectify the issue.

3. Insurance Update:
Again, Bill Mahoney pointed out that the Liability Insurance issue has been resolved and that we would be sending a check for policy coverage later this week.

Bill then suggested that we address the Property Insurance issue. Bill noted that our real financial exposure was approximately \$2,000.00. The policy itself is

\$932.38 and then we would have a \$1,000.00 deductible should a claim be made. Much discussion was had by all on the pros and cons of getting coverage. A motion was made to purchase coverage, all voted, and all agreed that Property Insurance was needed to limit our financial exposure. Bill will proceed with getting the policy written.

4. Lawn Maintenance:

Bill Mahoney pointed out that in talking with Deans Lawn Care that they were not insured as originally thought.

Bill noted that we would still have service through the end of the year with Earth Services and that maybe we should reconsider staying with them. It was noted that we are not sure what Earth Services can do about the ponds. Bowen had used AAA Aquatics for pond maintenance.

Much discussion was had by all on Earth Services pricing versus what we had received from other companies based on like services being provided. It was noted that the monthly fee of \$750.00 from Earth Services was in fact a good price based on other quotes received.

John Endres motioned that we move forward with a contract for 2008 with Earth Services. John also noted that we needed to have written into that contract that either party can terminate the contract with 30 day written notice.

Bill Mahoney noted that he will get a list of itemized services for the next meeting and that we should be in a position to tell Earth Services our intent by December 15th.

5. Homeowners Association Dues:

Bill Mahoney shared a spreadsheet that he had done showing all homeowners names and addresses. Bill noted that he needed approval to stamps, envelopes, paper, and labels in order to send out the bills. All agreed and approved the expense.

6. Attorney Considerations:

Bill Mahoney noted that he was not sure if we're ready to make a decision on the issue of having an attorney. All are by the hour, not on retainer. It was noted that Dan Backes knows of a company that provides a service for billings and violation notices. They also have an attorney at their disposal.

John Endres noted that his boss sits on his association board and that they use such a service. Discussion was had by all on the matter with the primary concern being the cost as such a service would run \$36,000.00 a year.

Bill Mahoney pointed out that we could not afford such a service. Bill Richardson brought up the fact that we have a committee and that we should see how things progress with their efforts.

Bill Mahoney asked John if his boss would want to come and talk with us at the next meeting on the benefits of such a service. John felt that he would and will check to see.

7. Retention Pond Signs:

Bill Mahoney brought up the fact that we needed to explore the cost of No Trespassing signs for the ponds. Bill noted that the insurance company said that all liability issues go away once signs are posted.

Bob Arnold also brought up that we might need to have Beware of Alligator sign posted too. Bill Mahoney will check with the insurance company to clarify just what is needed in the way of signs. Bob Arnold noted that he would check into the cost of signs.

8. Newsletter:

Bill Mahoney asked if we needed a monthly, bi-monthly, or quarterly newsletter. Discussion was had on the benefits that we would bring to the homeowners by having a letter. All agreed that it was a good idea. Bill Richardson nominated Bob Arnold to be the editor. Bill Mahoney noted that he would work on the first draft.

Bill Mahoney also suggested that we have hold a “Meet and Greet” with the homeowners. Discussion was had by all on the benefits and all agreed that it was a great idea. Bob Arnold suggested that we hold this at Duff Road park and have a BBQ for the residents to lighten the mood and make it an enjoyable day for all.

Eugene Hayes noted that we might want to push back the presentation of the Neighborhood Watch by Heather to January and tie this into the BBQ. All agreed that this was a good idea as this will give us time to get momentum going on the support needed from the residents. Bill Mahoney even suggested that we knock on doors and discuss the issue.

Eugene noted that he would check into the availability of the park for January 19th from 10:00am to 1:00pm.

9. Yard of the Month:

Bill Mahoney brought up the fact that Bob Arnold had suggested that we have a Yard of the Month recognition and award. Bill also suggested that we look at having an award for the home best decorated for the holidays. All agreed that both were a great idea, but that all board members had to be excluded from consideration. Bob Arnold will check on getting a sign made while looking into the cost of the other signs needed.

10. Neighborhood Watch:

Bill Mahoney noted that we would push any meeting with Heather back due to the holidays and look at addressing at the “Meet and Greet” in January.

11. Code Enforcement:

Bill Mahoney shared letters that Dan Backes has ready to send out. Bill motioned that follow-up letters on violations be sent out by Certified Mail with a Return Receipt noting that there would be a cost involved. All agreed that incurring this cost would be necessary as documentation of the notice being received by the homeowner. Bill will get these initial letters mailed.

Bill Mahoney noted that we would need a By Laws committee soon. Bill also noted that he had been approached by a neighbor that would like to be involved in association activities.

Bill Richardson also noted that we would need to have an Elections committee soon too.

12. Open Forum:

A. Bill Mahoney: Nothing to note.

B. Bill Richardson:

Bill handed out a pressure washing bid from A&E Pressure Washing noting that the fence needs some attention. The cost to do all common areas would be \$1,900.00. Bill Mahoney suggested that we further discuss this when everyone is present.

C. Bob Arnold: Nothing to note.

D. Eugene Hayes: Nothing to note.

E. John Endres: Nothing to note.

13. Bill Mahoney asked for dates that would work for everyone for the next meeting.

It was decided that we would meet again on December 3rd at Eugene Hayes house at 7:00pm.

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