

DRAFT Minutes to the SMWHOA Board Meeting March 11, 2010

Board Attendees: Sean Parker, Sherilyn Passes, Ralph Dowell, Brad Worsham, Tom Kohler and Tom Bruderle

Board Absentees: None

Other Attendees: None

Called to order at 7:40 PM.

Treasurers Report:

- 85% of the dues have been paid
- 7 homeowners have not paid to date
- 3 CDs mature between now and May, 2010.
- The decision is to renew for a 1-year term

Common Ground:

- No issues to report.
- There is a tree on poop hill that needs to be taken down by Sean.
- Sean will plan to organize an effort to clear a path through the common ground sometime this spring.

ACC:

- Below is an excerpt from the email report for the ACC inspection of 11703 Ayreshire Road

So here's my consolidated recommendation:

1) Request that the sellers remedy the violations of Para VIII B. of the ACC guidelines (peeling paint on exterior trim and failing retaining wall) prior to granting compliance and/or providing the HOA packet for sale;

2) If 1) cannot be reasonably accomplished, require seller to obtain from buyer a written and signed acknowledgment of the violation of ACC Guidelines Para VIII B specifically applying to peeling paint on exterior trim and the disrepair of the retaining wall in the front yard, and acceptance of Para IX of the Restrictive Covenants that states that the SMW HOA will instigate repairs at the buyer's expense if both are not remedied within 60 days of purchase.

- An informal ACC inspection was conducted on 2823 Bree Hill Road.
- There is a tarp covering a pile of scaffolding in the backyard that the homeowners are taking steps to remove.
- The homeowners at 2907 Bree Hill have requested a homeowner's packet because they plan to move as well.

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- For the most part, there were not a lot of issues with fallen trees resulting from the snow storm.

Meeting Discussion:

- Brad W will look at the trees in the CG around the Walsh's and Laing's this weekend.

Unfinished Business:

- Minutes from the December 2, 2009 meeting were approved.
- Ralph D will send an electronic copy of the December minutes to Tom K and will find an electronic copy of the October, 2009 meeting.

New Business:

- Sean P will look into hosting an Easter egg hunt.

Other

- Tom B brought up a tree/shrub sale and will email the board with information.
- Regarding a yard/garage sale, this is organized informally by individual homeowners.

Next meeting will be held at 7:30 PM on the Thursday, May 13 at Sherilyn's home.

Motion to adjourn the meeting at 8:25 PM. Motion seconded and approved.

Respectfully submitted,

Thomas Kohler, Secretary