

Board of Directors meeting
March 9th 2015 6pm

Present at meeting Pat Russell, Kip Board, Todd Treadway, Charis Storrs

Official vote/appointment of officers by the BOD
Todd Treadway President
Pat Russell Treasurer
Charis Storrs Secretary

Gate times need to be adjusted for daylight savings time Todd will take care of this item. discussed receiving complaints about the man gates being welded shut. Working to look into the cost of revamping the man gates. Will determine course of action upon receipt of costs.

Discussed the 6 foot fence that runs along the golf course within our development. Have made contact with the golf course owners in the past they have not been very receptive to fixing or replacing. Fairway estates will no longer make any repairs to that fence. Todd will contact owner again regarding this matter and hope we can come to a satisfactory agreement.

Reserve study- is moving forward Charis will contact Associates reserves and send signed agreement. The board made the decision to pick the 3 year loyalty program. this program will give us a full site study with report and 2 years of updates with no site study. The cost is \$870.00 a year. Check was issued at meeting for \$870.00 to complete out first year payment. This dollar figure is in line with the approved budget item approved by the membership.

It was determined that the Secretary will keep all copies of signed contracts for the HOA and place them on the HOA computer as well as retain hard copies for the file cabinet.

Past due accounts- The board has made the decision to send out final notices for 2014 dues and acc fines and 2015 dues.

2014 dues with interest is \$338.05

2015 Dues \$330.00

the due date for these accounts will be April 10th Charis Storrs the Secretary is to prepare and mail out the letter and invoices. If no payment or arrangements are made with Pat by April 10th 2015 accounts will be sent to collections. Accounts that have been in collections will be reviewed and determined at a later date if we are moving forward to lien status.

A request was made at the annual meeting for additional landscaping bids. Kip Board will handle this item.

Playset repair was once again discussed and Todd will be getting an additional assessment of the structure.

Hydrant testing informations to be researched by Charis Storrs

We will create a policy and procedures manual. Two items to start are: unpaid dues notice to be sent out asap after due date, 20 days to pay. If not paid sent to collections. If a lot is sent to collections twice in one year, then all other unpaid charges will go to lien. Second is ACC fine structure and procedure. All notices/letters to be signed by HOA president. Warning letter will

give 14 days to correct. If not corrected fine letter will go out 20 days to pay fine. Unpaid to collections immediately. All fines are \$40. Added to fineable offenses are vehicles parked on sidewalk, moss on roof and dirty/alge on siding.

A letter to all members will include these policies.

Next meeting date is set for April 13th 2015 6pm