

Solitude Pointe Subdivision HOA Board Minutes for the October 22, 2009 Meeting

Attendees:

Dale Fisher 6749 Alta Dr. 231-0797
Andrew Fribley 6684 Alta Dr. 810-360-6097
Mark Velarde 7082 Alta Dr. 231-3747

Jan Thomas 7038 Alta Dr. 231-6972
Walt Blacha 8788 Solitude Dr. 231-2472

The meeting began at 7:30 P.M. at Dale Fisher's home. This was the first meeting since the election of the new board members Andrew and Mark. It was also the first meeting for the new secretary Walt. The board began by discussing issues that remained outstanding for the current year.

1. The snow removal contract was discussed. In the recent past, the association has used the services of Shady Stop to plow the roads. Typically we have asked for bids from several providers and chosen the most affordable. It was undetermined if a contract had been signed for the 2009-2010 season. This will be actively pursued to avoid issues once the snowfall begins.
2. Jan Thomas reviewed changes to the budget that was presented at the last homeowner's meeting. Some concern was raised with the high balance maintained. This is a result of limited spending by the association over the past few years. Jan reminded the board that there is a requirement in the association by-laws that a minimum of 10% of the annual budget amount must be readily available for cash purposes. This will be considered at the next board meeting when preparing the budget for 2010.
3. Park upgrades to comply with current code requirements and curb repairs were discussed and will likely head the list of expenditures for 2010.
4. Replacement of fittings on the fire tank reservoir was discussed and will also be considered for 2010. Some research into this was performed previously by Ed Hawkinson. The board will confer with Ed to review his findings. This adaptation will conform to the fittings that the Hamburg Fire Department is currently using. They do have an adapter, but this would slow down the process of extracting the water should the need arise.

New Business:

1. The STOP sign on the Solitude Dr. cul-de-sac was removed following the last home owner's meeting. It was faded to the point of no longer being readable. Rather than replace it, it was determined that it no longer provided any useful purpose and was removed rather than replaced. Any home owner that has concerns about this should contact the board.
2. An ATV has been spotted running up and down Solitude Dr. Homeowners are reminded that these types of vehicles are not permitted to be operated on the streets or common areas of the subdivision. Homeowners should be reminded to refer to their copy of the association by-laws for specifics.

3. Walt Blacha mentioned that he overheard an individual from the Hamburg Fitness Center and Camp discussing the possibility of expanding their network of running trails to include what appears to be a portion of the association's common areas between the sub and the camp. Andrew offered to discuss this situation with the owners of the camp and try to resolve the issue before it becomes a problem.
4. Jan reminded the board that there is an association by-law requirement to have the books audited on an annual basis. This has been performed by board members in the past, but it was suggested that a formally trained individual might be warranted. Suggestions and bids for this service will be pursued. Additionally, it was discussed that it might also be beneficial to have a professional prepare the annual tax statements to insure that we are complying with all requirements for a non-profit organization. Both issues are being explored.
5. Jan Thomas mentioned that she has received several unsolicited suggestions discussing items that the board should consider. Her recommendation was to use these and any other relevant comments to develop and publish a survey that the board could use as a planning tool for the coming year. The survey will be developed and distributed to the homeowners as soon as practical.

The meeting concluded at 9:08 P.M.
Respectfully submitted, Walt Blacha