



October 20, 2010

Attended by: Board Members:

Dale Fisher 6749 Alta Dr. 231-0797

Andrew Fibley 6684 Alta Dr. 360-6097

Mark Velarde 7082 Alta Dr. 231-3747

Secretary: Walt Blacha 8788 Solitude Dr. 231-2472

Residents in attendance: Bill Lane, Barb Lane, Carole Weaver, Kris Lukacs, Melissa Fibley, Lin Shearing, Chris McGehee, Lisa Johnson, Ron Cavallaro

On September 29<sup>th</sup> Andrew Fibley called the meeting to order at 7:04 p.m. at the Hamburg Library conference room.

Dale Fisher opened with a review of the Treasurer's Report. Two homeowners are delinquent in their 2010 dues. Effort is being made to see that the funds are received before liens are necessitated. Most expenses were recurring (e.g. snow removal, lawn mowing, insurance, etc.) The major new expenses were the planned tree removal and curb repairs. Funds have been allocated for park and landscaping improvements, but no funds have been spent as yet. Since it is late in the year, the funds for park improvements will likely be carried over into the 2011 budget offering an opportunity for significant changes in that area. Dale is seeking a refund on an earlier crime bond that spanned several years. The switch to a new insurance company included the crime bond coverage which was previously a separate expense. (See Treasurer's Report attachment.)

Andrew and Dale discussed the path maintenance and tree removal in several commons areas. The material that was shredded was used to enhance the walking paths rather than being trucked away. Several families provided support in spreading the piles of wood chips on the walking paths. Thanks to all of you who helped in this effort.

As many of you may have noticed, our common areas that are primarily grass covered were all cut by the contractor this year. This included the ball field, park area, front entrance, the island on Solitude Dr. and the field along Solitude Dr. This increased our costs for mowing and will be reflected in the final budget.

Plans for the up coming curb repair were discussed. The actual dates for the repairs were delayed due to rainy weather, but all the work has been completed with the possible exception of tarring the area between the asphalt and the cement work.

Andrew discussed the current status of the Park improvements. Bill Lane has completed the cutting/grinding of bolts that were protruding on the playground equipment. It was mentioned that a landscaping plan for the park has been developed although it was not presented at the meeting. There

appear to be some concerns as to the types of trees and/or plants that will be included. The concerns revolve around whether they are native to the local area or not. Since there is no irrigation available at the park location it is important that we choose plants/trees that will survive with minimal attention. There is also a desire to include some new play structure in the park.

Andrew mentioned that there have been two instances of fires in the field on Solitude Dr. Police reports were made and an investigation has taken place. More recently a third fire has been set and the police were contacted once again. The suspect has been confronted by the police, but no criminal action has been forthcoming. With the approach of Halloween all homeowners should be on the lookout for mischief makers. Unattended fires could lead to devastating results. If a fire should take hold in our wooded areas it could cause significant damage to the land and nearby homes. Safety is everyone's concern.

A brief discussion transpired about the handyman that Andrew contacted regarding repairing mailboxes. There was a mailing to all of the homeowners with this information in it and it has been posted on the web-site for future reference. A question was asked about the paint color of the mailboxes. The following is what I received from Chris McGehee after the meeting. He indicated that the info was received directly from the builder (Mike Kelly).

**Walt,**

**Below is the information requested from the homeowners meeting for the stain used on the neighborhood mailboxes.**

**O'Leary Paints-Howell**

- **Sungard Deep Base**
- **Acrylic Solid Stain**
- **H-12**
- **B-8**
- **C-12**
- **L-3Y36**
- **M-8**
- **T-4**
- **KX-2Y**

Dale mentioned that he had purchased and installed the fitting for the water retention tank so that we are now in compliance with the Fire Department.

This was Dale's last official meeting as a Board Member. He has agreed to retain his Treasurer's role. Thanks to Dale for his tenure as a Board Member and for all of his contributions!

#### **New Business:**

Since Dale's term has come to a close it is time to elect a new Board Member for a term of 2 years. The Board asked for the names of any volunteers to be placed in the running for the open position. Lin Shearing was the only volunteer at the meeting. No other names were mentioned. A vote could not be conducted since the meeting did not comprise a quorum of home owners (at least 17 homeowners). The Board will determine how to obtain a valid vote following the meeting. This will likely be comprised of a paper ballot submitted to each residence with Lin Shearing's name and a place for any write-in candidate who agrees to run for the office. The winner will be announced after the vote count is complete. Anyone who would like to be considered for this position could contact the Board Members or the Secretary to have their name added to the ballot. Keep an eye out for the ballot in your mailbox.

Andrew mentioned that our Homeowners Association has agreed to work with the Hamburg Fitness Center to allow them to stage a portion of their planned 5K run through their campground and our trails. This is scheduled for October 30<sup>th</sup>, no specific time frame was identified. The runners will gain access to and egress from our subdivision via the Lane and Shatrau residences. Should our association decide to sponsor a run in the future, the Hamburg Fitness Center has agreed to permit us to use their trail system to enhance our run as well.

There were several other items that we had expected to discuss at the meeting, but time did not permit. These will likely be discussed at the next meeting if they are still relevant. The meeting closed at 8:02 P.M.

Respectfully;

Walt Blacha (Association Secretary)