



February 09, 2011

Attended by: Board Members:

Andrew Fibley 6684 Alta Dr. 360-6097

Mark Velarde 7082 Alta Dr. 231-3747

Lin Shearing 6928 Alta Dr. 231-3459

Treasurer: Dale Fisher 6749 Alta Dr. 231-0797

Secretary: Walt Blacha 8788 Solitude Dr. 231-2472

Attendees: Barb Lane, Richard Weaver, Sandy Cavallaro, Chris McGehee

Andrew Fibley called the meeting to order at 6:40 p.m. at the Hamburg Library conference room. The meeting was sparsely attended, perhaps because of the cold weather.

The first item of business was to approve the minutes published from the September 29, 2010 Home Owners Association meeting.

This was followed by a review of the proposed 2011 annual budget. This budget has been attached to this notice for homeowners to review. Please direct any questions to the Board members. The key differences in the annual budget were in the areas of Road, Park and Trail maintenance. The Board does not expect to incur the same level of expense for curb repairs and tree cutting so these areas have been reduced. The funds that were allocated for Park upgrades were not spent last year so they have been carried forward into 2011 where a similar amount has been allocated.

It was noted that the annual amount for the road fund was not deposited into a CD account. The Board is not satisfied with the manner in which CD's and their signatories have been kept up to date. This is a tactical/clerical issue that they wish to resolve. They indicated that when the first CD comes due (April 2011), they will transfer the funds to an account that is easier to manage and keep signatures up to date. This will likely be a Money Market account at a local bank. The funds for 2010 and 2011 will be added to this account at that time as well.

A discussion of snow plowing was next. We have secured the services of a new company. The initial expectation was that we would save some money for the association by using this new company. We have a fixed cost for plowing, but a variable cost for salting. We have seen an excessive amount of ice this year which may generate an unexpected increase in expenditures in this area. Let's hope for an early Spring!

Trail maintenance and mowing of the common areas was discussed. The plan is currently to have the lawn mowing service also maintain the grass and weed growth along the trails as well. Application of some form of bio-friendly and quick drying weed killer periodically on the trails will be used. The intention is to identify when the substance is applied so that walkers and dogs are not adversely affected.

Park maintenance and improvements were briefly discussed. This meeting was intended to be an opportunity to solicit members for a park planning committee. Several attendees that were present agreed to participate (Lin Shearing, Sandy Cavallaro and Mark Velarde). Since the attendance was so low, additional members will be solicited separately by Lin Shearing. A notice to that effect has already been distributed via e-mail. Members in attendance indicated that it would be nice to include some permanent benches and/or a picnic table as well. Even if we add trees to the plan it will be a while before they provide significant shade to the park. It was felt that the addition of these would encourage parents to accompany their young children and provide a place to sit while the kids play. Sandy Cavallaro also suggested that since the Brighton schools (Lindholm and Miller), are closed, that we might be able to inquire about purchasing some of the playground equipment on those properties. Finally, it was suggested that some of the trees on the entrance island were becoming overgrown and crowding the remaining plantings. The idea of transplanting one or more of them to the Park area was offered as a possible solution.

The topic of having an annual picnic in the park was discussed. Lin Shearing intends to contact the Hawkinson's to see if they would help coordinate the event. The possibility of coordinating the picnic with a 5K run and possibly a common area clean up weekend was suggested.

New Business:

- There have been several complaints about dogs barking for extended periods of time and at all hours of the day. Please consider your neighbors when you let your dog out.
- It appears that some homeowners are still dumping yard waste in the commons areas. This is a violation of our association by-laws and needs to be discontinued. The Board is hoping to provide some form of yard waste recycling (chipping), during the annual clean-up weekend. This may offer a method to supply chips for the trails with minimal expense.

The meeting closed at 7:45 P.M.

This notice and the Treasurer's Report have been placed on the Association's website for future reference: http://www.neighborhoodlink.com/Solitude_Pointe/home

Respectfully;

Walt Blacha