

EASTWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
April 19, 2010

The April Eastwood Community Association (ECA) Board of Director's meeting was held in the Association's office and the meeting was called to order at 7:00 PM by President Royce Smith. Board members present were Royce Smith, Linda McKelvey, Joyce Dymek, Dave Mehlhaff, Bob Holland, Lee Goodman, and David Knowles. Others attending were Larry Payne, Wayne Koc, Dale Fredericksen, and Marilyn Ramsey.

REVIEW AND APPROVAL OF MINUTES FROM MARCH 2010. The minutes were reviewed and one minor correction was made. Para d of the Common Areas: Changed to read: "Current bid is \$11,006." Royce also noted that we have yet to make contact with our auditor for our audit. He will continue to try. Motion by Dave M, second by Bobby Holland to approve minutes with these changes. Motion carried.

Financial: Larry Payne presented the financial report (which was actually prepared by Mona Mason before her departure. Month reviewed and presented was up to 31 March 2010. Larry reported that an additional \$1724 in homeowner dues has been collected. He also purchased the Quick Book 10, for use for his financial position; We discussed the association reimbursing Larry for the software, but because it is registered to him, we do not think we could transfer "ownership" of the software program to a new administrator. We discussed the remaining late dues and we will send a letter reminding these homeowners of their responsibilities, and give them until May 17 to pay their debts. Liens will then be filed. We further discussed hiring a collection agency to step in and try and collect, and pay the percentage they required upon collection of the money. Some additional monies is better than no additional monies. Royce volunteered to contact a couple of agencies (Works and Lenz; NBC). Motion made by Dave M and second by Joyce to accept the financial report. Motion carried.

Committee Reports:

- a. **Architectural Committee:** The committee has been busy. It appears that the word is getting out to all homeowners what the proper procedures are when constructing or changing an architectural design on the homeowner's property. The homeowner (Pittman) who is building a cabana has been checked by the committee, and he is within guidelines, and property lines for his building. Roof shingles have been approved for current buildings as well. Motion to accept the committee report was heard by Linda M and second by Joyce. Motion carried.

- b. **Pool Committee:** Bobby Holland attended the MWC Council on Presidents last Saturday. It was an all day event, but he was very impressed with the information that was shared. Several upcoming projects were announced. Bobby shared that Del City claims to have a program (the only one in USA like this) where all rental properties must be inspected by the city before they can be rented. This helps with sub-standard housing problems. MWC is leaning toward implementing same or similar type program. Bobby also suggested we all look at a website reddirtready.com. It's a national disaster website that has a huge amount of information for use in an emergency, to include checklists, etc. He also spoke highly of another program, MYN (map your neighborhood) which would be used in a disaster to find and confirm safety of neighbors. This might be a worthwhile project for our association to look at and encourage residents to use and participate. The pool is scheduled to open in a few weeks. Bobby is meeting with a contractor on April 20 regarding the building of a pergola to get an estimate. Warren (Jim) Drennan also submitted an ad from the newspaper for a local/national sunroom company to do the work as well. We will look at the estimate from April 20 and make a decision. Joyce made motion to accept this report, and Lee seconded motion. Motion carried.

- c. **Ponds Committee:** Chuck Planer was absent, but did speak with Royce for a short report. The aerators have been installed and are working. There is a concern however, about how the system is electrically connected. It appears that an extension cord is currently being used and is plugged in to electrical outlet near the gazebo. This is not what the board intended, and we need to go back to Ponds RX to get more information. The board does not believe this is a safe method of connection. And we did not understand that there needed to be a separate, closer electrical connection. **ACTION: Chuck and/or Royce**
- David K is also concerned about the humming noise of the machine. Right now there is no house near the pump, but if/when one is built, the noise could be annoying. We may need to look at moving it further away.
 - Chuck also checked with city regarding the high water bill for the pool area. We were given a credit of \$546.48.

Motion by Linda to accept the committee report and second by Bobby. Motion carried.

- d. **Common Areas Committee:** The new contractor intended to start last Friday, but with the rain, the start was delayed. He is anxious to get started however. There was discussion about the “common area” around the association office. Dave did not believe it was part of the contract, however, upon re-reading the contract, it does include trimming, etc. In the past, volunteers have ensured the area was mowed, trimmed. Lee asked Dave to ask the contractor to hold off on any mowing near the entrance/fountain area. The garden club money (\$200) will be used to spray for weeds, and re-seeding of the area. Lee will let Dave know when it’s “safe” to mow.
- e. **Entrances/Fountain:** Lee gave her report on the fountain, which has been drained, power washed, and we are waiting for it to dry out so a sealer can be applied. The grassy area will be re-seeded also. Some electrical work was required.
- f. **Erosion:** David K had no report. However he did mention an eroding area near the Planer’s pathway area. We need to look at that now; otherwise, we’ll have a more serious problem in the future. This area may be a good place for the planting of monkey grass project. **OPEN ACTION: David K. We still do not have a firm plan in place or a date for action.**
- g. **Playground, Tennis Court, Basketball Court:** The new tennis net was installed on April 6. Everything looks great and Joyce mentioned the installation was done by our tennis playing homeowners and their friends. Royce also interjected that the mulch at the playground has been “turned.” Motion to accept this report by Dave M and second by Bobby. Motion carried.
- h. **Trail Lights at Dover:** Some repairs were made by Wayne Koc and Dale Fredericksen. Some expense was incurred. It is believed the wind was the reason the poles were down. Approval of the repair expenses was moved by Joyce, second by David K.
- i. **Newsletter/Website:** Spring newsletter was mailed last week.

New Business:

- Complaints received by Royce: a trailer parked on Hastings. Letter sent and the trailer is now gone. A boat on Goldsborough: letter sent and the boat was moved to the street. Seems the homeowner is confused about boats being parked “permanently” in the addition. Now there is also an old car that belongs at the same address; it gets moved from one corner to

- another. The local authorities were notified, a ticket was issued, but the homeowner just removed the ticket and moved the car.
- b. **Great American Cleanup:** The association (everyone) is asked to police the area for trash, fill up a garbage bag and dispose of the bag properly. The selected date is May 1, at 10:00, meet at the tennis courts. Board members were asked to notify their committee members and neighbors asking for everyone's help in the clean up. Trash is all we will be cleaning up; no brush, trees, etc., at this time. The trash will be bagged and each homeowner will take to their own garbage container for disposal. It is right before our annual garage sale, so the neighborhood will look nicer.
 - c. We are still in need of a capital improvements listing. **ACTION: David Knowles.** There was further discussion about using a portion of each homeowner's dues each year for a "reserve" fund for emergencies, etc. It is believed this has not been done in recent years; but it is part of the bylaws/declarations.
 - d. Nomination committee for upcoming annual board election. Bobby Holland volunteered to head up the committee. We will be replacing Lee, David K, and Royce. Motion asked for approval of this action: by David M and second by Joyce. Motion carried.

There was no further business. Motion accepted to adjourn by David M, second by Joyce. Meeting was adjourned at 8:30 PM. Next regular meeting is scheduled for May 17, 7:00 PM in the Association Office.

Respectfully submitted,
Linda McKelvey
Secretary

Approved

Royce Smith, President
Eastwood Community Association