

EASTWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES

June 15, 2009

The June Eastwood Community Association (ECA) Board of Director's meeting was held in the home of Dale Fredericksen. Board members present were Darrel Crosby, Wayne Koc, Dale Fredericksen, David Knowles, Sarah Planer, Bob Holland, and Linda McKelvey. Others attending were Ray Payn, Marilyn Ramsey, Mona Mason, Lee Goodman, Chuck Planer, and Warren Drennen. The meeting was called to order by President Dale Fredericksen at 7:00 PM.

REVIEW AND APPROVAL OF MINUTES FROM MAY 2009. Two corrections were noted in the minutes and were corrected. Motion by Darrel Crosby to approve as amended; 2d by David Knowles.

Committee Reports:

- a. Financial report distributed to all board members present, and reviewed. Mona reported there is still approximately \$6,000 in unpaid dues. Delinquent/action letters were mailed and homeowners have until June 30th to pay their debt. At that time, further action will be taken to collect. Motion made by Sarah Planer and 2d by Wayne Koc to accept the financial report.
- b. Dale talked to the board the importance of a solution to collect unpaid dues, interest, etc. Phone calls have been made to as many homeowners as possible, but many have unlisted phone numbers, therefore it's impossible to reach them without going door to door. Previously we hired Rick Rice, an attorney and Eastwood homeowner, and he has been notifying the delinquent homeowners via mail, and advising that non payment will incur an additional \$100 fee (his fee). Some have paid, but most have ignored the letter. Additionally, when fees are given to Mona from Mr Rice's office/collections, the numbers don't add up, and there seems to be no explanation from the Rice office as to the discrepancy in the numbers. We as a board discussed the situation and motion was made by Darrel and 2d by Sarah to discontinue Mr Rice's services for collections only. We discussed going back to attaching a lien to the homeowner for non-payment, and the homeowner cannot sell, refinance, etc., without payment of the lien to clear the title. The fees are collected at closing, and it's the title company's responsibility to distribute the fees to the homeowners association. Unfortunately, if the home goes in to foreclosure, the debt/lien is wiped clean to clear the title. So we are just out that money. We will give the homeowner 90 days to pay their dues plus interest, and then a lien will be filed against the homeowner. Mona will notify the homeowner of the action. Linda McKelvey asked if we had talked to other homeowners associations to see if they are encountering same/similar problems, and Dale has talked a couple of other HOA board members; yes they encounter same problems. There are just folks who aren't going to take their responsibility and follow the HOA rules.
- c. The board further discussed using a collection agency to collect the dues; however, one collection agency will keep one half of the amount collected. Other collection agencies will be contacted. Former Board Member, Joan

Valanejad may have some referrals for us to contact. Darrel will contact Joan to see if she might assist with this.

- d. Islands on Elizabeth: Dale received a complaint via email from a homeowner on Windsor Rd. In her opinion, the islands coming into the addition from Anderson are not eye appealing, need weeding, watering, etc. Dale discussed the problem and part of the problem is there is no water to these islands. Therefore, it's impossible for many plants to grow, thrive, and cultivate in a drought area. We discussed cleaning the islands once again, and replacing many of the plants with more drought-resistant plants. Dale asked the homeowner if she would be willing to help with this project and she said yes. A committee needs to be established to work this issue and see if we might improve the appearance of the entrance. David was asked to check the possibility of cleaning up the islands, replanting some plants, etc. Additionally, the first island has an area where trash is being dumped. There's about a 12 inch space between the vertical sign and the ground. It appears is construction workers are using the area to discard their daily cup and other trash collected during their work day in the neighborhood. Ray will talk with the two builders currently building in our addition.
- e. Sarah asked to discuss the overall appearance of the addition and ponds. There are cattails (dead ones) that just float on top of the south pond. The appearance of the entire addition is diminishing. She, as a realtor, says that Eastwood used to be "the neighborhood" to live in; now it's not. Our "high end" homes are not being cared for, yards are neglected, and it looks like any other neighborhood, and potential homeowners are reluctant to buy because of the first impression. It's OUR responsibility to ensure we continue to take care of our investments. If we don't, our property values will go down, and we'll lose money when we sell. She also voiced a concern and discontent with the pond contractor, Mr Turner of Ponds Rx. (Please refer to the February minutes as to the services he promised.) Sarah doesn't believe he has held his end of the bargain. He promised he would treat and clean up the ponds, and make them ponds we could be proud of. That hasn't happened yet, and Sarah asked that we contact him and see what he can do to improve the situation. It's apparent that we have some homes in our neighborhood that have been vacated, abandoned, etc., and these are eyesores for all. We have homeowners who neglect their lawns, don't mow, etc., and this too is an eyesore. Unfortunately, there's not a lot we can do about these problems. But if we don't get a handle on the appearance of our beautiful addition now, it will continue to deteriorate.
- f. The juniper trees on Elizabeth near the electrical site appear to be dead and need to be removed. We'll contact Kevin to see what he would charge to remove the trees.
- g. Pool report: (1) Warren cited numerous pool problems, some ongoing, some new. We have already had to replace a pump and motor, which cost the homeowners \$1000. The electrician we used to install cited he believes we have a safety issue. When the building was built, some conduit wiring was stapled to the floor, and the salt water has corroded the wiring. The electrician also said we needed GFI plugs in the pool building, and ventilation was not good enough. The pumps need good ventilation or they will burn up. We are now wondering if that is what caused us to lose the pump after only 3 years of use. Because this could be a safety issue, we discussed notifying the builder,

MWC code enforcement, and/or the fire department. Marilyn Ramsey will to ask a local fireman from the neighborhood to perform a safety inspection (off the record), and we will go from there. We don't want anyone hurt (electrocuted) or a fire to the area. (2) The drain in the pool building is higher than the ground, so standing water is a problem and will not drain. SWM needs to be notified to come and fix this problem. We wonder why this problem has not been addressed before now. It was questioned how the building passed code when inspected. (3) It's also apparent that many homeowners are still not following the written rules, which are posted at the pool. Food and drink debris is left behind, showers are being left on (wasting water), and way too many guests without adult supervision. We tried years ago to hire a lifeguard, but that didn't work out. We as homeowners must speak up while visiting the pool and challenge the unsupervised swimmers as to "why they aren't following the rules." This is OUR pool and we must take care of it. (4) Umbrellas were also installed for shade. Those were destroyed by high winds in less than a week after being installed. But it's apparent that we've got to install some type of shade/shelter. We'll be looking for ideas and ways to fund this...maintenance is very expensive, and homeowner dues may have to be raised each year in order to care for the pool.

Architectural Committee:

- a. Items tabled because Roger was absent.

Web Page/Email List:

No change reported by Darrel. He has been working on an electronic homeowner's directory. Notification of the electronic availability will be disseminated, however, homeowners who do not have a computer or prefer a hard copy will be provided a copy. So some copies will be made available for those homeowners.

No further business, the meeting was adjourned. Next regular board meeting is July 20 at the Fredericksen's at 7:00 PM.

Respectfully submitted,
Linda McKelvey
Secretary

Approved

Dale Fredericksen, President
Eastwood Community Association