

EASTWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
March 15, 2010

The February 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, Chuck Planer, Bob Holland and Charles (Chuck) Vassel. Others attending were Lee Goodman, Wayne Koc, Dale Fredericksen, Steve Parrott, and Marilyn Ramsey. Homeowner, Mr Carpenter, was also present, and Larry Payne, nominee for ECA administrator.

REVIEW AND APPROVAL OF MINUTES FROM FEBRUARY 2010. The minutes were reviewed and approved by all attending members. No changes were noted; motion to approve by Dave Mehlhaff, second by Chuck Vassal. Motion passed.

Nominee for Administrator: A committee met and interviewed several applicants for the administrator position, and recommended Mr Larry Payne for the position. Larry has many years in management, education, project management, contract management, and holds a master's degree in mathematics.

Financial: Mona Mason reviewed the current financial statement with board members, and entertained questions on the report. We discussed foreclosed liens, and the board questioned the higher water bills for the association, especially at the pool, and currently the pool is not being used. Chuck Planer volunteered to call the city and ask questions about the rates. Dale asked if we had received a new insurance premium notice for the pool house. Mona responded that she had not received this bill; we can expect the premium to be about \$300 for pool house coverage. Motion was made to accept and pay this premium, second by Chuck Planer. Dave M asked about the audit. Mona is ready to present the documents, and Royce said we have an auditor to perform the audit. ACTION: Royce/Mona.

Committee Reports:

- a. **Architectural Committee:** The committee meets the second Monday of each month at the office at 7:00 PM; is taking minutes of the meeting. Our committee consists of Dale Fredericksen, Steve Parrot and Chuck Vassal. Any homeowner is welcome to the meeting. The committee has met with builders, is approving plans, and will continue to keep a tighter control of building new homes in the addition. Several items were reviewed and approved, dealing with fences, clean-up of areas, roofs being re-done, etc. Chuck V asked if we see a new roof going on a neighbor's home, contact an architectural committee member and ensure approval has been granted to re-roof the home. Motion to accept the report was made by Linda McKelvey, second by Chuck Planer. Motion passed.
- b. **Pool Committee:** Bobby Holland accepted an estimate from TLC to execute the landscaping plan that David Knowles drew up for the pool area (inside the fenced area). However, the estimate was extremely high, and Bobby will solicit other bids. This landscape project will eliminate the need to mow inside the fenced area, eliminating grass getting into the pool. It also will add beauty and value to the pool area. Dale has an unofficial estimate to construct a 12x40 foot pergola on the west side of the pool area for shade. A second bidder is working an estimate as well. Bobby also announced he still owes the board a job description of the pool manager. Motion to accept the report by Chuck V, second Dave M. It was announced the interest rate was lowered (without refinancing) for the pool loan. New interest rate is 6% versus 7%. Payment will stay the same, but the pay off will come sooner.

- c. **Ponds Committee:** At last month's meeting, we heard John Turner of Pond's Rx explain his plan for aerators in the south pond. The overall health will be improved; and at that time, he quoted \$2,000; however, costs for equipment, etc., have risen, and he can do the job for \$2100. He needs a two-week lead time. Discussion of "where the money" is coming from. We were under budget last year and we will use some of that money to complete this project. The board entertained a motion by Chuck P and seconded by Joyce to finalize the contract for execution; motion passed. One member voted against the project.

Chuck P. also mentioned that it appears there is some more erosion at the dam area. The drain has dropped about 6-8 inches. Wayne noted it has been like that for several years. This is another capital improvement item to be added. Motion made to accept the Pond report by Dave and second by Bobby. Motion carried.

- d. **Common Areas Committee:** Dave Mehlhaff met with a potential contractor for the maintenance and mowing of the common areas. Dave and the owner (Mike) of Cut n Low landscaping met, walked the areas, discussed, and agreed on a contract, pending approval of the board. Dave ensured the board that Mike knows what is expected of him. He is liability insured, but Chuck V asked about workmen's comp insurance. Is he covered if one of his employees gets hurt while on the job in our addition. Further discussion was heard from Mr Carpenter, a resident, about re-seeding Sherwood Forest with wildflower, native grasses, and even plant some new trees. This would cut down the mowing and could save us some money on the contract in the future. After much discussion, the board decided to pursue the mowing of Sherwood Forest this year, but will make plans for next spring's planting. A committee of Dave, Royce, Larry Payne, and Dale Fredericksen will act on behalf of the board to adjust the contract as necessary. Current bid is \$11,006. Motion made by Chuck V and second by Joyce to accept the report.
- e. **Entrances/Fountain:** Charles McStay has resigned from the board. However, we have a volunteer who is willing to fulfill/complete his term on the board (6 months remaining). Lee Goodman, long time resident, former board member, Garden Club member, volunteered. There is a breaker problem at the wall. Steve Parrot explained it could be the box, the wiring, or a number of things. A licensed electrician will be notified to troubleshoot the problem, and get it fixed. Lee asked the board for the garden club's money that was remaining when it was closed, and the money was put in the ECA treasury. The amount was \$200 and she would like to use it to plant some new flowers at the main entrance. Royce reminded everyone if when out and about in the neighborhood if you see a burned out light bulb, to let him know. Motion made to accept Charles' resignation by Chuck Vassal, second by Dave M. Motion passed. Motion made to accept Lee Goodman as his replacement by Chuck Vassal, second by Dave M. Motion passed.
- f. **Erosion:** Previously the board elected to move/replant monkey grass in the greenbelt/pathway areas to help prevent erosion. David K. was to put together a plan for a workday to do this. David K was to put together the plan. ACTION: Open (David)
- g. **Playground, Tennis Court, Basketball Court:** Joyce ordered and has been notified that the new tennis court net has arrived. She will pick it up, and notify our tennis players, Earl Putnam and Larry Lewis, asking them to help install the new net. Chuck V motioned to accept the report; second by Chuck P.
- h. **Newsletter/Website:** Linda McKelvey is currently working on a Spring 2010 newsletter, set for release in early April. Items for the newsletter were discussed. Linda went over a rough draft she has already written.

New Business:

- a. Royce presented a couple of complaints he had heard from homeowners, and a couple of infractions he had addressed to homeowners. Both were dealing with a horse/utility trailer parked in a driveway; a boat in the driveway, then moved to the street. He had prepared letters to send to the homeowners reminding them of the declarations of the ECA.
- b. Chuck P. is still concerned about the sidewalk issue on Elizabeth. The two new houses built by P&G still do not have sidewalks, yet sod has been laid. Marilyn assured the board that Ray was taking care of the issue, and that sidewalks will be installed to the overflow pond area. Chuck also is concerned about the poor drainage system on Cambridge, that the developer installed it originally incorrectly, probably the cheapest way. A MWC engineer was contacted and presented Chuck with the approved platting plans, and it was approved as it was presented. Over time, we will see a need to re-look at this due to erosion, and street deterioration, due to standing water.
- c. 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 board will be releasing details of the event via the website. The selected date is May 1, right before our annual garage sale. Motion by Chuck V and second by Bobby for the event.

Election of Administrator: Chuck Planer nominated Larry Payne on behalf of the committee, and Dave M seconded the motion/nomination. Motion passed. The board unanimously selected Larry for the position, with a start date of April 1. Mona will work with him initially getting him trained, and explain procedures already in place. Currently, the board's budget for this position is \$5,000; however, as duties are added, a review of compensation will be conducted and recommendations made to the board for our next year's budget. Welcome to Larry and congratulations.

There was no further business. Motion accepted to adjourn by Chuck Vassal, second by Joyce. Meeting was adjourned at 9:00. Next regular meeting is scheduled for April 19, 7:00 PM in the Association Office.

Respectfully submitted,
Linda McKelvey
Secretary

Approved

Royce Smith, President
Eastwood Community Association