

EASTWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
Nov 16, 2009

The November 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 Joyce Dymek, Bobby Holland, Chuck Planer, Charles McStay, Mike O'Boyle, Dave Mehlhaff, and past president Dale Fredericksen. Others attending were Mona Mason, Wayne Koc, Marilyn Ramsey, and Ray Payn, and Steve Parrott.

REVIEW AND APPROVAL OF MINUTES FROM OCTOBER 2009. The minutes were reviewed by all attending members. Corrections needed: For the record, per Ray Payn, there are 18 lots total remaining, and includes vacant lots that do not belong to the developer. There is still a question as to the pool manager's salary/discrepancy entry in amount of \$320 as shown on last month's financial report. Further action required by Royce on this item. Motion was made by Chuck Planer and second by Mike O'Boyle to accept the minutes as corrected.

Committee Reports:

- a. Financial report distributed to all board members and reviewed. Records indicate we have a credit on our previous budget year in amount of \$7,918.75. There was a short discussion as to what we should plan for the extra money...if we should put all or a portion in a "rainy day" fund, use for tree removal in common areas, or invest the money. A decision was delayed until further committee reports were received. Additionally, 2010 dues are being received regularly; dues are considered late on 1 December, and at that time, late fees will be assessed. Motion was made to accept the financial report by Linda McKelvey, second by Joyce Dymek. Additionally Royce told the board that it had been requested by residents that we post the financial reports on the website. After a short discussion, this was rejected. If residents would like to see the reports, they are welcome to join the board at their meetings. This item will be mentioned in the newsletter. **ACTION: Linda McKelvey**
- b. The board discussed the tree removal project, and Dave asked that we give him some time to work the issue. He will volunteer his labor, and will work to get the trees removed, and the debris hauled off or burned appropriately. Since Dave is volunteering and will save the association money, he asked that we allow him to work this on his schedule. Trees that need to be removed first are the ones that present a safety hazard and closest to the pathways.
- c. Architectural Committee: Mike O'Boyle, the new chair of the committee, has received a couple of roof replacement requests/approvals, as well a request for a hot tub. The verbiage/wording in the declarations is confusing with regards to hot tub approvals. Board discussed and consensus is any permanent change to the homeowner's property requires board notification/approval request. Homeowner Frank Karner completed the painting of the railings/culverts on Elizabeth. No bill for the paint has been received. Dale asked the board about residents at 374 Canterbury. There appears to be "major" construction with the re-doing of the patio, enlarging same. There has been no request for this project. This was referred to the Architectural Committee for action.
- d. Pool Committee: No Report Given.

- e. Ponds Committee: Chuck Planer has contacted John Turner of Ponds Rx, presented a proposed contract to renew for the 2010 year. After some discussion about other bids, etc., the board asked that we look at other contractors. Steve Parrott suggested a company in Shawnee. Bobby will check with a resident/friend in Forest Glen to see who they use for their pond. Chuck will contact the Shawnee pond company and request a bid from both. Chuck also presented a proposal for an aerator in the south pond, which will help with the health of the fish, and help keep the water from freezing in the winter as well as keeping the water moving in the summer. A fountain is very expensive, but perhaps at some point in the future we will be able to install a fountain, Chuck will also ask Mr Turner to postpone the contract submission deadline of Nov 30.
- f. Common Areas Committee: Dave suggested we add a clause in Kevin's contract to further clarify his duties and responsibilities at the pond area. He also looked at the property on Goldsborough that is having an erosion problem, and talked with a concrete company, asking about using extra concrete to fill in. The concrete company engineer will look at the options and get with Dave.
- g. Entrances/Fountain: Charles McStay told the board we had some vandalism at the Chaucer Crescent entrance; spotlights on the fountain. Bulbs have been replaced; floodlights on Elizabeth Island repaired/replaced, gazebo light fixed, a base on Windsor replaced. Special thanks to Wayne and Judy Koc for their clean up of the neighborhood.
- h. Playground, Tennis Court, Basketball Court: Joyce Dymek reported that the lines at the basketball court will need repainting in near future, and also the courts are cracking. The tennis court netting is deteriorating, and is currently held together with twist ties. The playground dome toy is chained to a park bench, but the chain is too short. That needs a longer chain. Question was raised as to why it is chained, and response because of vandalism. It was removed from the playground area and was thrown in to the swimming pool.
- i. Newsletter: Linda is currently working a newsletter for release after the Christmas holidays. She's also asking each board member submit a short bio to her for publication. This might help "break the ice" with our residents and will "let the residents know" a little bit about the board members. It was asked that any items of interest should be submitted to Linda McKelvey for the newsletter. There have been reports of BB gun usage/damage to shoot out light bulbs; also cigarette butts along the pathways, and concern that cleaning up after your dog walks is not being accomplished.

New Business:

- a. Last year we requested an audit as per our declarations. Mona will contact the same company to perform the audit for this year. Charge last year was \$300. Charles McStay questioned what was looked at and was it a complete audit with records checking, etc. Mona responded "yes" that it was a very thorough audit. We are protecting ourselves/board with the audits if we are ever challenged by residents regarding the financial aspect of the association. Motion by Mike and second by Bobby to press with the audit. The auditor will send her report to the board.
- b. Per the association declarations, the Architectural Committee must be elected. The committee consists of Mike O'Boyle (chair/board member), Dale Fredericksen, and Steve Parrott. Chuck Vassal, a former architectural board

member, has volunteered to assist this board as an advisor. Linda McKelvey submitted motion to approve the board, second by Chuck Planer. The other committees may be voted upon as a group. The other committees include: **Common Areas**: Dave Mehlhaff (Board Member Chair), Wayne Koc; **Entrances and Fountain**: Charles McStay, with Wayne and Lee Goodman, Milton Nichols, and Frank Simpson; **Ponds**: Chuck Planer with Roger Rensvold and Dale Smith; **Pool**: Bobby Holland, chair, with John Ritterskamp and Jim Carpenter; **Playground, Tennis Court, and Basketball Court**: Joyce Dymek, board member, with Earl Putnam, and Yvonna Clarridge; **Newsletter**: Linda McKelvey, with Annette Lick and Darrel Crosby, Tim Ashcraft and Dale Fredericksen; **Erosions in Common Areas**: Board Member David Knowles, Don Vance, Tim Ashcraft; **Lights**: Board Member Royce Smith and Dale Fredericksen and Bill Lick. These committees were approved by the board. Motion by Joyce, second by Chuck.

- c. Royce reminded each board member to submit a “job description” of our duties and responsibilities. In order to aid in the preparation, Wayne will submit a list of duties he and Judy have done so the board member can write from that list the proposed description. Mona Mason and Warren (Jim) Drennan (our only two paid employees) are also asked to present a job description.
- d. Steve Parrott mentioned that if cars are parked and blocking the trash receptacles that the new one armed vehicles will not pick up the trash. Bobby Holland added that is a waiting list for a second receptacle with the city.
- e. We reviewed the Powers/Duties of the board.
- f. Other business: Dale asked that we consider using some of the excess 2009 dollars for shade at the pool. This issue has been discussed numerous times throughout the year since the new pool was completed. We discussed prioritizing, listing all the necessary items where the money might be utilized: shade, tree removal, ponds. The committee chairs were asked to email suggestions and recommendations from our working committees.
- g. Dale gave an update on the Cook lawsuit. It appears that nothing is going to come of it. At this point there is not a counter suit filed. We have legal fees due to Rick Rice.
- h. Steve McKinney, a resident on Windover Cove, joined the meeting late, but asked to be heard on a possible energy saving device for the pool and lights. He requested information of the electricity cost of these items, and we advised him we would have to get the information to him so he can present his product to the board. It’s a product that companies and residents can purchase and save money on electricity usage.

No further business, the meeting was adjourned at 8:50 PM. The next meeting will be December 21, at the office, at 7:00 PM.

Respectfully submitted,
Linda McKelvey
Secretary

Approved

Royce Smith, President
Eastwood Community Association