

EASTWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
Oct 12, 2009

The October Eastwood Community Association (ECA) Board of Director's meeting was held in the home of Dale Fredericksen. Board members present were Dale Fredericksen, David Knowles, Chuck Planer, Bob Holland, Royce Smith, Linda McKelvey, and newly elected board members for 2010, who were Charles McStay, Dave Mehlhaff, Joyce Dymek, and Mike O'Boyle. Others attending were Mona Mason, Annette Lick, Wayne and Judy Koc, Claudia Fredericksen, Marilyn Ramsey, and Ray Payn. The meeting was called to order by 2009 President Dale Fredericksen at 7:00 PM.

REVIEW AND APPROVAL OF MINUTES FROM SEPTEMBER 2009. The minutes were read/reviewed by all attending members. Motion made by Chuck Planer and second by Royce Smith to approve the minutes as submitted.

Marilyn Ramsey announced that counterfeit \$20 bills were passed at our recent garage sale.

Committee Reports:

- a. Financial report distributed to all board members and reviewed. There was discussion re: overdue dues and liens. There was also discussion as to the actual number of lots in the addition. There seems to be a discrepancy, but Marilyn Ramsey, Ray Payn, and Mona will reconcile the discrepancy, and confirm the number for the record. Also, the board discussed the proper method to present records for reimbursement by the board. In the future, requests for reimbursement should be a receipt of purchase or services. In reviewing the financial report, there seems to be a discrepancy showing in amount of \$320 for Pool Management salary. This item needs to be reviewed and confirmed as to what the actual expense was for.
- b. Further, since there is no recorded job description for our two paid positions, the board requested that Mona Mason and Warren Drennan write and present a job description of their duties. Motion made by Bobby Holland, second by Dave Mehlhaff. **ACTION: Mona Mason and Warren Drennan.**
- c. Dave Mehlhaff volunteered to oversee the contractor for common areas.
- d. David Knowles informed the board that a homeowner, Frank Karner, volunteered to paint the railings/culverts on Elizabeth. The association will buy the paint. Motion was made by Linda McKelvey, second by Mike O'Boyle, for approval NTE \$100 for the paint.
- e. Common Areas: Reminder that there are about 100 trees near the pathways that are marked as possible safety hazards and should be removed before they fall onto pathways, fences, or walkers. Our current contractor submitted an informal, verbal bid to Wayne Koc that he would remove and haul the trees at a cost of \$50 per tree. Dave suggested we wait until new budget year, and wait and see how much we actually have left from 2009 budget year. We may need to prioritize which trees need immediate attention. Additionally, Charles suggested we include the weed eating/trimming/mowing at the pond edge. There was further, more in-depth discussion regarding contract for the ponds, current grounds contractor, Sherwood Forest area, the erosion on Goldsborough/Shappard. Dale reminded the board about the fountains at the entrance on Chaucer Crescent. They leak, fill up with leaves, etc., and we

need to look at a solution, which might include a complete overhaul of the fountains, painting the concrete with epoxy to seal them. This particular problem has been long standing, and to date, no permanent solution has been found to fix the problem of the fountain.

- f. There are still some problems with the retention pond area backing up to Windover Cove. We need to look at the area, and possibly hire a backhoe contractor to dig out the area.
- g. Dave also asked about the currency of the master plan. It needs to be amended and distributed to the board. **ACTION: Ray Payn.**

New Business:

- a. Before the election/appointment of officers, Royce Smith presented a plan that would alleviate one person/board member or a few persons on the board taking full responsibility of many of the duties and responsibilities of the association. He suggested that one board member take a designated area or responsibility, and recruit volunteers from neighbors and/or homeowners who signed up on a “friends” list at the annual meeting, to help with that particular area. Then at each board meeting, the board member will report on the area assigned. The board approved this method of action, and continued with the board elections.
- b. **Election of 2010 officers:** **President:** Royce Smith (nominated by acclamation by Linda McKelvey; **Vice President:** Mike O’Boyle (motion to approve by Royce Smith, second by David Knowles); **Secretary:** Linda McKelvey (motion by Joyce Dymek, second by Dave Mehlhaff); **Treasurer:** Chuck Planer (motion by Bobby Holland, second by Dave Mehlhaff). Each new officer will undertake the areas as shown below:
 - a. Architectural committee: Lead: Mike O’Boyle, Dale Fredericksen, Royce Smith; Lights: Dale Fredericksen
 - b. Common Areas: Dave Mehlhaff
 - c. Entrances and Fountain: Charles McStay
 - d. Ponds: Chuck Planer
 - e. Pool: Bobby Holland
 - f. Playground, Tennis Court, Basketball Court: Joyce Dymek
 - g. Newsletter: Linda McKelvey
 - h. Website: Darrel Crosby
 - i. Erosions in the Common Areas: David Knowles

Dale also explained details of two law suits currently in progress or recently adjudicated. Mr. Cook on Dover and his commercial vehicle parking: Judgment for Mr. Cook based on our by-law verbiage not being definitive and strong enough. Our cost is \$1,454.30 for court costs. From the case, the MWC city council approved a new city ordinance prohibited parking of commercial vehicles on city streets. The homeowner’s roof on Chaucer Crescent: still pending. Thus far, we have \$729.30 in legal fees for this case.

Welcome Packages: will be delivered to new homeowners by board members on a case by case basis rather than one person taking on the responsibility. Linda McKelvey will deliver the package to new owners on Windsor.

New check signing cards need to be accomplished. Per bylaws, President, Vice President and Treasurer will be authorized to sign. An additional signatory, current Secretary Linda McKelvey, will be added.

No further business, the meeting was adjourned. Next regular board meeting is Nov 16 at 7:00 PM. Place to be determined, however, Marilyn volunteered to host the meeting in her home.

Respectfully submitted,
Linda McKelvey
Secretary

Approved

Royce Smith, President
Eastwood Community Association