

EASTWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
Sep 14, 2009

The September 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, Roger Rensvold, Wayne Koc, and Linda McKelvey. Others attending were Mona Mason, and Warren Drennen. The meeting was called to order by President Dale Fredericksen at 7:00 PM.

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

Committee Reports:

- a. Financial report distributed to all board members present, and reviewed. Our budget year ends October 2009. We collected about \$500 in dues fees from Rick Rice, and also received a bill from him for liens collected. The high water bill for the common area/entry way was discussed. The timer has been reset so that the water does not come on every day for long periods of time. Hopefully the change will lower the consumption as well as the amount of the bill. Motion made to accept the financial report by Wayne Koc, second by Roger.
- b. Release of Liens: Discussed a couple of requests for lien releases so that the homeowners could refinance. Board decided not to accept the requests but will work with the mortgage companies so that the back dues can be collected at their closings; hopefully the homeowners can make arrangements to pay their dues on time in the future.
- c. Common Areas/Grounds: Wayne shared that Kevin has verbally agreed to maintain the areas for same amount next year (\$10,500). And he will include care of Eastwood Summit island, Elizabeth Drive island, and Chaucer Crescent area for an additional fee of \$500. He will revamp these island areas, plant drought tolerant plants, and transplant healthy drought tolerant plants. His cost will not exceed the additional \$500. Keven also gave a bid to remove about 100 dead trees in common areas, pathways, etc for \$4500. If the association decides to utilize MWC services to haul the dead branches, his fee will be \$3800. Roger submitted motion to include in the budget for next year; David second.
- d. Roger had no update for Architectural committee.
- e. Dale received a request from homeowner asking for a waiver for a new fence to be installed, but it will encroach the greenbelt area about 3 feet. The next door neighbor's property line is different, and this requesting neighbor asked for waiver to hook on to this neighbor's fence and stay in line with this neighbor's fence line, for appearance sake. Board discussed and decided we should not approve the request, and question placement of the neighbor who already has a fence up...if he truly is on his property or is in the common area. Motion made by Linda McKelvey to disapprove request; second by Roger.
- f. Pool: Closed for the year. Drained, winterized, drained, covered. It was noted there are some fine cracks in the concrete. We need to stay on top of this watching to see if they become worse. The pool phone will be turned off; it was removed and placed in a restroom. The pool principal loan balance is \$112,695.75 at 7%. We discussed possibly refinancing to get the payment down. It currently is a 10 year loan due to be paid in June 2015. We also discussed briefly the need for "chlorine generators"...Jim also still would like something different to be done with the grassy areas at the pool. Also a canopy would be nice for those attendees needing shady areas.
- g. Tennis courts/playground: Burned out light bulbs have been changed. We have not received any billing from Steve Allen for this service.
- h. Darrel Crosby was absent, but has already agreed to stay on as our webpage master.

New Business:

- a. Annual garage sale scheduled 2-3 October. Also the upcoming annual board meeting signs were purchased. . Dale had signs made at Fast Signs and for future, we can get the new dates and put the new dates on the signs. Three signs were purchased for \$85.
- b. Effective Oct 1, the city will no longer accept bags of trash, boxes, etc for curbside pick up. They are changing to a new truck/container system, and the containers will be automatically

picked up. Those needed additional services can visit the city dump 4 times a year. Be sure to take your water bill for proof of residency. The dump is only open on Saturdays. Also if you have branches, etc., that need picking up, you can call the city and they will send a truck to pick them up for a fee of \$35, which is added to the water bill.

- c. Wayne submitted his resignation. He has one year left on his term. This term will be filled at the next annual board meeting. We thank Wayne and Judy for their hard work, their concern for the neighborhood and its appearance and upkeep.
- d. Preparation for the upcoming annual meeting: Linda McKelvey will prepare the ballots. She recruited three new volunteers to fill the 3 year terms: Joyce Dymek, Mike O'Boyle, and Dave Mehlaflaff. Roger also recruited Charles McStay. Charles is a former member who resigned due to employment commitments; however, he could indeed complete the one year term that Wayne is leaving. These names will be placed on the ballots, along with the new recruits from this year: Charles Planer, Bob Holland, and Linda McKelvey. They all have 2 years left on their terms. Nominations will also be accepted from the floor at the meeting. Sign in sheets will be placed on tables at the entry of the room. Name, address, email, and phone numbers will be requested. Dale will prepare the agenda and budget copies and all information will be disseminated at that time.
- e. A request to all homeowners to become "friends of our ECA"...to include friends of the pool, playgrounds, common areas. We've got to solicit some help from our homeowners to maintain our common areas, and our homes. Otherwise the value of our homes will decline, and none of us wants that. Dale requested that all board members be at Eastwood Baptist Church at 6:30 PM.
- f. Dale requested those who could stay after the regular meeting, please stay to prepare the 2010 budget.

No further business, the meeting was adjourned. Motion made by Roger and second by Royce to adjourn. Next regular board meeting is Oct 19 at 7:00 PM. Place to be determined, however using the association's building may be our only option. Chuck volunteered to check out the building, to make sure it's still useable, etc.

Respectfully submitted,
Linda McKelvey
Secretary

Approved

Dale Fredericksen, President
Eastwood Community Association