

Annual Meeting June 9, 2010 Minutes

Meeting was called to order at 6:32 p.m. by president Susie McCormick. Board members present included Steve Harris, Bob Storck, Chris Morse, Jack Hackett, and Linda Terry. Absent was Jan Sprinkle. Vice President. Susie declared that the number of households present (22) and proxies (4) exceeded the required number of households (14). The minutes for the 2009 Annual Meeting were accepted as previously distributed.

Treasurer Jack Hackett presented the 2010 spending plan, which included a correction to the version distributed with the May newsletter. The earlier version contained a typographical error on the common area maintenance line. The corrected version was accepted and seconded, and will be posted to the association web site. Jack further reported that the majority of dues are paid on time. He expressed his appreciation for Susan Marcell's continued volunteer efforts in collecting the dues.

Common Area representative Steve Harris provided an update on activities during the year. The contract with J&D Landscaping Company was renewed for the additional one-year option at no cost increase. J&D did a spring cleanup after the snow storms. Steve has asked for a summer cleanup as well. Some issues with the style of pruning and areas maintained by J&D were discussed. Steve will address those with the company. Steve also reported that a drainage problem was corrected in the common area between Monterey Drive and Lake Forest Drive. [NOTE – include cost.] It was noted that a contractor (not J&D) improperly pruned an ornamental tree at the intersection of Lake Forest Lane and Lake Forest Drive. We are monitoring the health of the tree. Various landscape needs were noted. Please note that Time Disposal recycles leaves. The condition of the steps and pathway, and placement of the fence opening for privacy at the Rio Road cul-de-sac on Lake Forest Drive was raised. The Board declared their intent to address the safety issues, and suggested alternative landscaping solutions for the residents. [CHECK with Mary re motion vis-à-vis website]

Bob Storck provided a brief report on architectural requests during the year. The difficulty of enforcing architectural standards was discussed. Suggestions were made concerning the nature of notification letters, the possibility of communicating with every household during the annual review, and the prohibitive cost of legal enforcement. Attendees responded favorably to a tiered method of notification (including positive feedback), clear communication with owners about their responsibilities, and possibly imposing a fine for continuing violations. The issue of unlicensed vehicles and business-related construction vehicles was discussed. Residents were encouraged to contact the County (police for unlicensed vehicles; zoning for business-related vehicles). The more complaints we lodge, the better our chances of having the County take action.

Susie presented Mary Burns as the nominee for the vacant Board position, and asked for nominations from the floor. Mary was unanimously voted in. We welcomed her to the Board, and attendees expressed their gratitude to the entire Board for the volunteer work that they do on residents' behalf.

Old Business – The success of the neighborhood picnics was discussed, and suggestions were made for other ways residents can become more active in the community: ice cream socials, progressive dinners, spring cleanup, community garden, winter social. The Board encouraged residents to take initiative in promoting these and other events.

New Business –

The new Comcast contract was discussed. Comcast representative Jim Williams provided the Board with a telephone number for questions regarding bulk service, and reported the company's intent to audit residents' accounts so that everyone enjoys the same basic cable benefit. It was also mentioned that if residents choose to add other Comcast services, they should ask if a bulk customer price is available.

Other items discussed were: Safety and awareness of drivers for walkers in our area; the notion of a neighborhood directory and a volunteer to coordinate; and it was noted that the Security service is not notifying residents when garage doors are open.

The issue of zero-lot line easements and the right to maintain property was discussed. The Board noted that there are legal requirements around easements that should be followed, and that the Board has no legal standing in the matter—we are not a Board of Arbitration. Residents are encouraged to work together rather than escalating issues into costly legal matters.

There was no further business.

The meeting was adjourned at 8:32 p.m.