

## Minutes of the FSPHA Annual Meeting – June 6, 2012

The meeting was called to order at 6:05pm. All board members were present. The quorum was met and exceeded.

Steve Harris, President, introduced himself and thanked everyone for attending. The board members introduced themselves: Steve Harris-4 years, Martha Wood-1 year, Linda Terry-4 years, Bob Storck-3 years, Mary Burns-2 years, Chris Morse-4 years, Jack Hackett-3 years, Allison Sleeman-1 year, Sharon White-1 year.

Steve outlined the agenda to include last year's minutes, the financial reports, the committee reports, other board of director topics including meetings with our attorney and discussions regarding our financials, then comments/concerns from the floor, the election of new board members and adjournment.

A motion was made and seconded to approve the 2011 annual meeting minutes distributed prior to the meeting in the newsletter.

Chris Morse requested that the attendees introduce themselves and they did so.

Treasurer's Report: Jack Hackett reported that we are in reasonably good condition. While we had overspent about \$2800, we had just received about \$2800 in deposits. The Comcast monthly bill is about \$3800. The landscaping bill is \$1250 and NonStop is doing good work. Other routine bills include trash, insurance, maintenance of fences and trash cans and tree work. Steve noted that the Comcast bill increased by 5% this year. Mary noted that our contract has a 5% increase clause that was likely to occur yearly.

Financial Secretary Report: Allison Sleeman reported that she accepted the Financial Secretary position last year. She uses donation software that she has been able to adapt to our situation. There are currently 14 homeowners behind in their dues: 2 are long-term delinquent homeowners, 1 is delinquent for this year, 2 owe the last two quarters and the other 9 owe only the current April/June 2012 quarter. She has sent out about 60 letters to homeowners this year regarding their dues status and been contacted by several realtors concerning the dues status of sellers and/or requesting neighborhood information packets. She has collected \$90,630 in dues, \$5700 in past dues, and over \$200 in overpayments; there have been some misunderstandings over amounts due.

Steve stated that Allison has done an outstanding job with dues collection and that this has been a great service for the association. Sharon White asked if anything had been done about the delinquent homeowners. Steve responded that the board has been pursuing collection techniques. Our attorney has advised that liens are useless. Our attorney will pursue a judgment and then we will continue to pursue collection techniques. A homeowner stated that in the past the board had used a collection agency but that they had taken a percentage. Another homeowner asked if we knew the

employment status of the delinquent homeowners. We didn't know the employment status. Bob Storck emphasized that we have to pursue actions to recover the money. And Steve noted that we're lucky, we have a very low number of delinquent homeowners compared to other homeowner associations. Bob and Steve also noted that we discussed with our attorney publishing the addresses of delinquent homeowners and the number of quarters they are delinquent in our newsletter, and that the attorney stated that this is permissible.

Architectural Report: Bob Storck reported that we've been doing surveys in the neighborhood. There are no major items to report. In the past there may have been issues. We've had a good year. We've talked to people. There are some problems with renters. Sharon White noted that there's a problem with renters next door to her – there are garbage bags all around. What should be done? Should she write a letter or call the homeowner, as she knows homeowner and is on friendly terms, and thinks the homeowner doesn't know the situation. Bob suggested that, as a friend, the first move may be to talk to the homeowner. A followup may then be a letter and Steve suggested that form letters exist that Sharon could use, as a board member, to follow and address from the board as a whole.

Another attendee mentioned a situation on his street with a renter who had a problem with a landlord regarding a malfunctioning heat pump. The renter wasn't getting any response from the landlord. The renter asked our attendee for help. The attendee asked the board if it was appropriate for the board to intercede. Steve responded that this situation is outside the purview of the board, but the board might do it as a courtesy. Mary responded that this is not a situation for the board but between the renter and the landlord; the board is busy enough. Another attendee mentioned a situation where the board intervened satisfactorily on his behalf. Steve noted that this situation involved a clear transgression of our bylaws.

Another attendee asked if the board can help if a neighbor's yard is wild, and out of hand. Steve responded that it's not up to the board to dictate how a yard should look, in particular a back yard. Another attendee asked about front yards and mentioned overgrown front yards on Monterey. Bob noted that the board will look into the situation. Chris Morse noted that sometimes homeowners have done things without anyone's notice and then it is difficult to know what to do. Steve noted that the board is addressing these issues with our attorney. Because this is expensive the board is taking it carefully. Bob stated that because we don't have fines, like some HOAs, it's not clear how to push. An attendee noted that homeowners should have to be held accountable to the bylaws. Steve noted that there are enforcement standards in the bylaws. The question is when do you enforce them? We've improved them. Bob noted that it's unfortunate when things get hostile and enforcement is expensive.

Common Areas report: Mary began with the storm of July 3, 2011, which felled several trees onto the Glassco property's fence, as well as much debris throughout our common areas. This storm took a few months to clean up. Our landscape company did the work at considerable savings. An attendee was upset that she had paid to clean up debris

from this storm herself. She gave us pictures. Steve stated that he will review her situation.

Mary reported that also during the year a dead tree was removed near Monterey, a dead tree was removed from the pond, a dead tree was removed and pruning was done behind Lake Forest Dr, new community trash cans were constructed, the fence along Rio Rd was repaired, a bridge and boardwalk were built as a safety measure in the common area near the pond, bamboo was treated in the common area behind Lake Forest Dr in response to a complaint by a neighbor on Rio Rd, a downed street sign was reported and fixed on Lake Forest Dr, and deer bones were removed along the fence along Rio Rd.

An attendee noted that ivy is a problem on trees in the common area behind him and another attendee reported on a possible distressed tree in the common area behind him. Another attendee reported that shrubs need pruning near the swing/sign area? Another reported that the steps are slick and dangerous at the cul de sac leading to Rio at the end of Lake Forest Dr. Another complained of bamboo and ivy growing from the common area under her fence into her yard. Steve noted that tree issues and landscaping are a priority and the board will address these issues.

There was discussion about the swing set, pro and con: could we have a larger No Trespassing sign; we could replace the swing seats with a hard polymer type that would last longer; trash is a problem at that location; could we consider moving the swing set to another location; liability issues. The discussion will continue.

Other Board Topics: Steve noted that while in discussions with our attorney we were given the names of some CPA's. We spoke with one who noted that a review, less expensive than an audit, would cost about \$1500-\$2000. While there has been discussion of using a neighborhood member, Steve prefers the impartiality of an outsider. The CPA the board members spoke to advised that a review would best take place at the end of our fiscal year. We can reach out to her after our year ends in June. Susie McCormick may also have the name of someone who can do it voluntarily, and we'll reach out to that person. Jack Hackett noted that our bookkeeping is simple and we're not General Motors.

New Concerns: An attendee noted that there is lots of motorcycle and bicycle traffic going by his house on Lake Forest Dr at the cul-de-sac. He's tried to speak to them to discourage them. He'd like to put up shrubs or a fence to discourage this traffic. Steve noted that the Board will review this.

Attendees noted that there are homeowners at the top of Lake Forest Dr who are speeding on this street. Bob will speak to them. Another attendee expressed concern that our bylaws state that these are one family homes and as time goes by we'll have more multi-family homes. If we don't nip it in the bud, we're going to have a problem. Another attendee wanted to know when our trash contract is up for renewal. He's

interested in investigating competing single stream recycling companies. Bob will put it on the board's agenda.

Mary acknowledged Bob Gore's terrific help as our webmaster for many years. An attendee suggested that at next year's meeting we have a suggestion box for complaints/suggestions that could be read by the board members at the meeting.

Board nominations: Ruth Early, Jim Hassner and Karl Gildner were approved by unanimous vote as new board members.

The meeting was adjourned at 7:30pm.