

## PODTBURG VILLAGE HOA BOD Meeting

September 11, 2007

Present: Pat Lacy, Roger Howell, Jeff Spath, Kathy Gibler, Sheryl Ballard, Lynn Cunningham and Brent Shafranek

Minutes from August 23, 2007 were read and approved.

### Financials:

Falcon Property Management has requested \$5000 to pay current bills and September management fees. Pat will call and request an exact amount owed for bills and Kathy will cut a check. Then, once all paperwork has been turned over to the HOA, Kathy will pay Falcon the September management fees owed and our ties will be severed.

Roger submitted a \$62 bill from Mail & Copy for the last mailing. Kathy will cut a check and deliver to Mail & Copy.

Still waiting for checks and deposit slips from new account to be delivered. Need to validate copying of deposit slips and checks before proceeding with materials ordered. May need to order another style.

### Old Business:

November 13<sup>th</sup> will be the date of our annual meeting. All homeowners are encouraged to attend and be a part of a Committee for Change! Elections will be held for a new board member. The meeting will be held at Java Jams from 7-9 pm and refreshments will be available for purchase. Java Jams is charging \$60/hour and no deposit for the rental of their space. Kathy will call and reserve.

October 2, 6:30 pm, (Pat's house), will be our next meeting to prepare the budget and agenda for the annual meeting.

Motion was passed to appoint Bruce Pennington to be the chairman of the Covenant and Bylaw committee. This committee will review the state bylaw's and our covenants and attempt to align them. Roger will invite Bruce to attend our next meeting so we talk about expectations.

Lynn will inquire about a pre-paying our voice mail account in year increments to decrease the hassle of a monthly draw.

Brent researched our HOA status. He found out that we are designated as a non-profit corporation. Falcon has been keeping up the paperwork correctly. To change the registered agent from Falcon to us on the state level, Pat will fill out the proper form and mail.

Ron Erlich is still the registered owner of our greenbelts, and to change this on a county level, Lynn will request a quit-claim deed from Ron.

Federal tax issues will be addressed at tax time by Brent and Kathy.

Weed control will start in spring with a pre-emergent.

New Business:

Escape Landscaping will be our landscaping vendor once we have the proper paperwork on file: C of I and workman's comp validation. Roger will request an immediate mowing with the agreement that once a general contract for vendors has been established by the BOD, Escape will be asked to sign and comply. Roger will ask for bid to repair broken items as of now.

Discussion of committees and possible committees:

To decrease the incidence of burnout, it was decided that an individual can only chair one committee at any given time.

Lawn and Sprinkler-Chairman: Jerry Gosh

Received report from Jerry and spreadsheet of water times.

Questions from Jerry addressed:

Weed spray will not happen until spring.

Emergency repairs to sprinkler system only.

\$200/month limit without BOD approval through Jerry.

Jerry has option to ask Dave Wailes for help in repairs.

Roger will ask for a sprinkler map for our reference.

Covenants and Bylaws-Chairman: Bruce Pennington

Rules and Regulations/Architecture Control-Chairman: ?

Brent will post on the website that current covenants will be enforced.

Starting January 1, 2008, letters will be sent and assessments will begin.

Real Estate Liaison-Chairman: Sheryl Ballard

A listing of current 'for sales' is in the works.

Establish rapport with sales representatives to keep property up.

Trees-Chairman: ?

Committee will be responsible for winter watering and general tree maintenance.

Pat will call Mr. Fickel and validate that he wants to act as our legal aid.

Kathy raised the question of adding additional board members.

Lynn and Brent have attended all meetings and have been extremely valuable to the on-going challenge and success of the 'change' thus far.

The motion was made and passed that Lynn and Brent be instated on the BOD as Directors-Emeritus (members of the board with no-voting status).

Meeting adjourned.

Next Meeting: October 2, 2007, 6:30 pm at Pat's house.

