

## PODTBURG VILLAGE HOA BOD Meeting

October 30, 2007

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

Minutes from September 11, 2007 were read and approved.

### Financials:

Operating account balance: \$3177.38.

Falcon Property Management has been paid in full.

Java Jams was paid \$120 for the annual meeting.

Telephone set-up fee and first month bill of \$33.59 has been paid.

Kathy will inquire about a debit card so phone bill can be paid automatically.

Checking account is in order. Waiting for new set of double signature checks that have been ordered with no charge to HOA.

### Old Business:

Kathy will communicate with Lynn to handle Past Due Accounts so he can then relay information to the lawyer, Bruce Fickel. Fickel's performance with regard to collections, will be evaluated after three months to determine effectiveness.

Bruce Pennington has necessary paperwork and is underway with Bylaws committee. This committee will eventually meet with BOD and then Fickel as they progress.

It doesn't appear a quit-claim will be needed to remove Erlich's name from ownership of the greenbelts. Once the registered agent is changed with the state, then the name will need to be changed with the county as well.

Lynn will be mailing the form and \$10 check to change the registered agent to The Landings at Potdburg Village HOA, (not LLC). The street address used for this agent will be 2221½ Waylon Drive, and the mailing address will be the PO box.

Taxes will be filed with new name.

Pat is in the process of drawing up a general sub contract for all vendors.

### New Business:

The need for individual address files was discussed, motioned and passed. The new, improved secretary will be in charge of this filing. These files will contain any address specific correspondence and paperwork.

The need to assign consistent email monitoring was discussed.

Greenbelts: Survey of entire greenbelt will need to be in agreement before easements can be created. This subdivision is classified as a PUD, which requires that thirty percent of the area be landscaped open space, which includes privately owned lawns. We are within that percentage.

If a sand volleyball pit is desired in the greenbelt, Kathy has a donation of sand.

The possibility of xeriscaping portions of the greenbelts was addressed. Allowing a section to die and then re-landscape with drought tolerant plantings would save on water and maintenance.

The current sprinkler plan consists of JC re-nozzling and getting it set up right. At this time, there is no access to a non-potable water system. In the future, we may be able to share with a neighboring subdivision.

Annual meeting agenda responsibilities were assigned.

Meeting adjourned.

Next meeting will be the annual meeting on November 13, 2007. The next BOD meeting will be scheduled at that time.