

Spring Meadow HOA Board Meeting 3-28-06  
1214 Montgomery Street SE

The meeting was called to order at 7:00 P.M.

Members Present: Scott Morris, Tony Stuckart, Mitch Dietrich, Vern Fowler, Chuck Gascoigne, Larry Martin, Mary Ray, Colston William, and Bobbie Barnhouse

The minutes of the 2-28-06 meeting were read. Tony moved to approve the minutes, seconded by Chuck. Motion carried.

President's Report: Scott reported that the tax report had been filed by Smith and Company. The next Board meeting will be held on April 25<sup>th</sup>.

Treasurer's Report: Chuck reported that we had income of \$21,514.40 since last report. Total balance in checking and savings \$51,883.59. Balance sheet attached to these minutes on file.

Architectural Control Committee (ACC) Report: Modification Requests, 3 since last board meeting, 3 responded to since last board meeting. Complaints, 3 previous outstanding, 1 additional since last board meeting, 4 outstanding.

Hospitality Committee: No report.

Community Relations: Nothing new to report on the progress of the park.

Traffic and Safety: No report.

New Business :

Scott made a motion to define the following as the late payment policy for the HOA.

If payment is not received by April 1<sup>st</sup>, mail is sent certified with return receipt to those homeowners still delinquent. The fine of \$50/day begins the day after we receive the return receipt. A lien is filed for \$105 + \$50/day + cost of lien the following day unless payment has been made and late charges have been paid.

Exceptions: If invoices were sent to the previous or incorrect homeowner, then the payment must be received no more than 90 days from the date the invoice was sent out to the correct homeowner.

Late charges can be reduced or waived with approval of the board of directors.

Seconded by Tony.

The motion carried by a vote of 7 yes, 1 no.

Scott made a motion that we send a letter to specific homeowners with the following observed violations:

- Inadequate landscaping
- Trash cans not screened from public view
- Boat, RV, or Trailer not parked properly
- Basketball hoops in the street

The letter would be addressed specifically to those homeowners with observed violations as of Friday, March 31, 2006, while ensuring we do not send a letter to those we have already contacted regarding a complaint.

The letter will address the covenant in violation and the possible fine, encouraging them to take appropriate action to remedy the situation.

The letter will be mailed no later than April 7<sup>th</sup>, 2006.

Tony seconded the motion.

The motion carried by a unanimous vote.

Scott made a motion to have the common area grass directly in front of the monument completely reseeded

including killing off the existing grass, bringing loam to even out the area and seeding. This would be a claim to our property insurance with a deductible payment of \$500.00. The actual payment to Green Thumb is \$875.00. This work would be completed when Green Thumb thinks the weather is appropriate anytime before June 1<sup>st</sup>.

Tony seconded the motion.

After some discussion as to how badly damaged the common areas actually was, the motion failed with one person voting in favor.

Scott will contact the landscaper to see if we can repair without replanting the whole area, and get another estimate.

Since a portion of the common area is in great need of new bark, Chuck made a motion that we have the areas that are maintained by the landscaper re-barked for a cost of approximately \$1,560.00. The work must be completed within 60 days.

Scott seconded the motion.

The motion carried unanimously.

The board then went to Executive Session.

Respectfully submitted,  
Bobbie Barnhouse, Secretary  
Spring Meadow HOA Board