

Spring Meadow HOA Annual Meeting Minutes 7-25-07
LBCC Forum

The Meeting was called to order at 7:00 p.m.

Board Members Present: Larry Martin, Chris Reese, Bobbie Barnhouse, Mary Ray, Kristin Pohlschneider, Joan Williams, Gary Arne, and Jeff King. Darrick Christensen was absent.

The minutes of the July 25th, 2006 Annual Meeting were read. Larry made a motion that we approve the minutes as read. Chris seconded the motion. Motion carried.

Treasurer's Report. Bobbie introduced Jeff Smith of Smith and Company. Jeff gave a brief overview of the services provided by their office. He also provided a written account of the responsibilities provided by Smith and Company. (A copy will be filed with these minutes.)

Bobbie reported that we had an income of \$50,570 so far this year. Expenses included \$20,000 paid to Oak Creek Park for the debt retirement on the promissory note, \$9,279 for administrative expenses, \$4,166 for maintenance expenses, leaving a net income of \$17,125 as of June 30, 2007. The Statement of Financial Position as of June 30, 2007 is: Checking Account \$24,476.61, Savings Account \$10,244.61, Fixed Assets for Common Area and Fence \$60,000. Total Assets \$94,721.22.

President's Report: President Larry gave a report on the accomplishments of the Board for the past year. Some of the items were: did not raise annual dues, made final payment of promissory note, helped promote the speed humps on Chinook, received approval of additional traffic control signs, and implemented neighborhood watch program. He also previews the 2007-2008 projects we will be working on. They include: expansion of Neighborhood Watch Program, options for neighborhood security, upgrade sprinkler system, push for park completion, and to try to get more involvement from the home owners.

Neighborhood Watch Committee: Chris Reese and Frank Davis gave a report on the Neighborhood Watch Program. The signs are here and waiting to be installed. Frank asked for volunteers to contact him to get more streets involved in the program by distributing information packets to home owners and collecting information. Volunteers can contact Frank at FSSNDAVIS@MSN.COM.

Traffic and Safety Committee: The committee has met with the City regarding placement of stop signs. The final decision on the placement will be coming soon. The speed humps were installed on Chinook. Some comments were that the humps were not working as well as we had anticipated. Too many drivers are going around them on the side of the street. Some streets are experiencing increased traffic from drivers trying to avoid the humps.

City Park Update: Larry reported that he had met with City officials regarding the park. Because they had discovered wetlands, the park will be diminished in size and several things eliminated due to increase of costs for construction. The lighting was one thing that the City had eliminated. The City also wanted to eliminate the restrooms. We will continue to work with the City to get as much added back as possible. It was reported that work had already begun on the park.

Landscaping: Kristin gave a report on the landscaping in the common areas. She reported that eventually the sprinkler system would need some major repair. Also, she reported that some trees and shrubs would need to be replaced. The new Board would consider taking care of these after a new budget is established for next year.

Architectural Control Committee: Bobbie gave a report on the kinds of complaints that the ACC is receiving. Most of the complaints received were regarding inappropriately parked boats and RV's, basketball hoops in the street, unfinished or poorly maintained yards. She also reported on the modification requests. Forms for complaints and modification requests are available on the website. The pre-approved rules for sheds, decks, and fences are also on the website. A question was asked whether changing the color of the trim on your house needed approval from the ACC. The answer was yes. Painting approval is not necessary if you are painting your house the same color.

Open Forum: Some items that were discussed were the Tract H land that the developer had offered to sell us two years ago. One rumor was that the developer had sold the land to a non-profit organization. The homeowners had declined the purchase of the land for \$90,000 two years ago because of major costs to the HOA, including the costs of liability insurance coverage and the fact that it was partially wetland so that nothing could be constructed on it.

Another subject that was brought up was the surveillance camera. The Board will look into the installation of a camera for next year after a new budget is established.

It was suggested that when home owners sell their home that they notify the Board through the website so that it is easier to communicate with the current home owner and keep our records current.

Election of New Board Members: There were five current Board members running for re-election. They are: Larry Martin, Bobbie Barnhouse, Darrick Christensen, Chris Reese, and Jeff King. There were not additional nominations from the floor. Mary made a motion that the five candidates be elected by proclamation since there were no other candidates. Gary seconded the motion. Motion carried.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,
Bobbie Barnhouse
Secretary/Treasurer
Spring meadow HOA