

Date: September 21, 2006

Board Attendees: Ralph Dowell, Glenn Shields, June Harper, Sherilyn Passes, Matt, Susan, Tom Kohler, Brad Worsham

Board Absentees: Sean Parker

Meeting called to order at 6:45 PM

Architectural plans:

The decision was made by the board to take a more hands-on approach to the oversight of major renovations within the community. The approach agreed upon is outline below:

Step 1. The homeowner present plans to the ACC for major renovations. Board will request a complete set of plans (bill of materials, architectural drawings with all dimensions spelled out), construction schedule, and another round of homeowner approvals for all pending construction renovations.

Step 2. ACC presents to board with a recommendation. The board will respond expeditiously when documents are presented for review and meet with the affected homeowners.

Step 3. If the homeowner deviates, then the board will take steps include court action to ensure the homeowner adheres to the plans that were submitted and approved.

Treasury

- No new checks were received or written since the last meeting.

Common Grounds

- Ralph received request that CG take down 2 trees leaning in common ground across from a lot 30 on Ayreshire Rd.
- Ralph will ask Sean to look into taking the trees down.

Architectural Control Committee (ACC)

- See above

Social Committee:

- Need to verify the Walsh's will hold the Halloween party again
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New Business

1. Selection of positions:

- ❖ President: Ralph Dowell
- ❖ VP: Susan Kalish
- ❖ Sec: Tom Kohler
- ❖ Treasurer: Sherilyn Passes
- ❖ Social: Vacant for now
- ❖ CG: Sean Parker
- ❖ ACC: tabled to next meeting

2. Annual Budget

- Motion to approve budget presented at annual meeting. Motion seconded and approved.

3. Tree Removal:

- The board was mistakenly under the assumption (based on 27 years of precedence) that the HOA is responsible for all trees in common ground area.
- The board recognizes the mistake and will take appropriate actions moving forward. Additionally, the board will provide the tree removal bill to the owners of lot 65 to submit to their insurance.

- Next meeting will be held Tuesday, September 17, 2006 at 7:45 PM at Susan Kalish's home.

➤ Motion to adjourn the meeting at 9:21 PM. Motion seconded and approved.

Respectfully submitted,
Thomas Kohler, Secretary