

Date: April 24, 2007

Board Attendees: Ralph Dowell, Glenn Shields, Sherilyn Passes, Tom Kohler, Brad Worsham, Susan Kalish, Sean Parker

Board Absentees: June Harper

Meeting called to order at 7:40 PM

Motion raised to approve the meeting minutes from February 27, 2007. Motion seconded and approved.

Committee Reports:

Treasury

- Four homeowners have still not paid their 2007 HOA dues.
- The third reminder letter has been sent.
- A reported \$5,002.80 is in the association checking account.
- A reported \$50,152.65 is in the CD.
- A one-year CD is coming due. The treasurer's intention is to have 1/3 of the total balance maturing each year moving forward so the plan is to move the money to a 3-year CD.

Common Grounds

- The committee will find someone to mow the common ground.

Social Committee

- A social hour will be held on April 28 at the Worsham residence.

Architectural Control Committee

- ACC asked the homeowners in lot 51 to remove a wood pile and their garbage cans from the front of their yard.
- The homeowners in lot 62 were asked to remove their swing set from their yard. The homeowners promptly removed the swing set (copy of 'thank you' letter from the committee is included in Secretary's records).
- Brad Worsham presented a series of forms that the ACC plans to use to facilitate the Exterior Alteration Approval compliance process (copies included in the Secretary's records).
- These forms will be used to document all exterior changes by the ACC and this documentation will be audited annually.
- The ACC plans to create categories for exterior alterations to ensure that the proper attention is paid to the various types of alterations.

Newsletter

- The next newsletter will be published after the June board meeting and will contain an overview of the new ACC & Common Ground policies.

Unfinished Business

1. Garage addition for lot 4 –

The signed approval letter was returned by the homeowners in lot 4 to Ralph Dowell. The original signed letter will be kept by the Secretary and a copy will be provided to the ACC.

New Business

1. Ralph Dowell noted that a neighbor had asked that he bring to the board's attention discussions by the county to redistrict SMW into a new school district. A suggestion was made for the homeowners to form a SMW civic board to voice a unified community opinion on any future redistricting proposals.
2. Susan Kalish volunteered to lead efforts to identify volunteers for next year's board.
3. Glenn Shields suggested that an expiration date be added for the SMW disclosure package.

4. Glenn Shields suggested a courtesy inspection be conducted by the ACC on each home in the HOA with the results being passed along to the homeowners.
5. Glenn Shields suggested that *a Board of Directors Resolutions Book be maintained which would consolidate Board policy decisions in order to provide current and future board members with historical informational guidelines when dealing with many activities not captured in official HOA documents.*
Tom Kohler will compile a draft document for the June board meeting.

Next meeting will be June 12, 2007 at 6:30 PM at the home of Glenn Shields.

➤ Motion to adjourn the meeting at 8:45 PM. Motion seconded and approved.

Respectfully submitted,
Thomas Kohler, Secretary