

Homeowner Survey/Shookstown Fence

An email will go out to the board with what is going to be written to all the homeowners. The letter pertains to the survey about the fence plan. The letter gives options to say yes or no. A concern was raised that the project needs to be done as a whole rather than a half because it will just move the trouble down to the other end of the fence. Some discussion of approval rate percentage will be needed.

Further discussion tabled until more feedback is heard from the email example of the survey.

Social Committee Activities

\$48 was spent on items for the community dinner and reimbursement will be coming shortly. The board was interested in creating a new line item for social activities so there would be a budget and each purchase won't have to be voted on each time. The line item will be tracked through the budget. There can be quarterly reports. There are still quite a few supplies from past activities stored in the clubhouse. Some purchase decisions come up before the meetings and need handle in a timely manner. \$500 will cover for the rest of the year. Larger pool parties can be given more funding if needed.

Belinda reported that a book club is already planned and information will be posted on the website and in the newsletter. An invitation will go out about a restaurant dinner. There will be pool parties, perhaps a picnic in the park (Baker Park, Gambrills). Belinda offered to run a stained glass class. If there is interest there could be a special deal for a Keys game.

There is also interest in a landscaping group who will make some plans and give input to the board. This would need board approval.

A Community Clean Up Day was also discussed. Fire hydrants could be painted, clean up common areas, etc., get kids involved, and have a social event afterwards - perhaps offer ice cream.

Motion: to approve an annual budget amount of \$500 for a social activities fund.

Sue / Edward

Vote: 7/0/0

Reserve Investment Account

The Smith Barney General Reserve money market account has \$34,481.27 with a \$20,000 CD that will mature on February 13, 2008 for a total of \$54,481.27. Since there are no expected General reserve expenses, \$10,481.27 can be left in the money market account for any unforeseen emergencies, leaving \$44,000.00 that should be invested in a higher yielding CD. Since the Association has adequate funds coming due each year, it would be best to place this \$44,000.00 into a 5 year CD, which will mature in 2013

Motion: to approve leaving \$10,481.27 in the Money Market account and investing \$44,000 in a 2013 CD.

Brian / Shauna

Vote: 7/0/0

Financial Reports

The treasurer has worked out any questions with Nancy.

IV. NEW BUSINESS

A. Monthly Meetings

Belinda suggested having monthly meetings in order to run the board more smoothly. The Management contract would have to change a little. Nancy has experience with all manners of meetings and they each work fine whether they meet every month or not so often.

The board stated that their email correspondence has been more efficient. That has helped with communication. Some board members feel they can't commit to monthly meetings. The whole board would have to meet – not just executive council. The monthly NAC meetings are well attended. Those meetings are held monthly. The NAC meetings are often popular because of the police department attendance. Those meetings are more about neighborhood, gang, fence, etc., issues.

The NAC meeting participants often realize that the issues raised need to come up to the board rather than just at the NAC meetings. Horacio attends and often has to point the homeowners to the fact they need to raise some of the issues to the board level. He also helps explain anything that pertains to board items.

The board decided to leave the meetings as bimonthly.

B. Meeting Sign

Sharon suggested having more signage about the board meetings, particularly on the backside of the neighborhood.

No soliciting signs need to be at all entrances. There also needs to be another Taskers Chance sign because one entrance off Shafer (near Willowdale) doesn't have any signage. There is a corner area that would be good for a sign. This would help to show trespassers that it is private property. Management will look into the cost and get estimates. Something permanent needs to be built. All the other neighborhood signs are brick and concrete. The sign would be near the current no soliciting sign. There is open space that would make a good location. This would help facilitate the catching of improperly parked cars, etc. City permits may add to the cost of installation.

It was suggested that the no soliciting signs need to be bigger. Perhaps they could be bilingual too. 18 x 24 is the next size up. No matter what the sign size is, once installed residents can call the police simply because the signs are there. The police need called otherwise the solicitors will keep coming back. The food drive for the boy scouts is approved by the board each year.

For rent signs and yard sale signs are removed when seen. They can't be on HOA common area.

C. Projects in the Planning Stage

A proposal for installing a flag pole near the pool for the American and the state flag was presented. The specifications for installation include the difficulty for the logistics of dealing with such a tall item. Any larger and a crane would be needed. The flags would stay raised with a floodlight on them. If there is a half-mast situation, that will be worked out at the time.

A clubhouse camera and security system proposal was shared. The clubhouse was broken into and we have since installed security lights. Police Officer Dale suggested many areas that need more security coverage. Outside lights were vital and an inexpensive fix. He gave Belinda and Shauna information on security cameras with a strong recommendation to install them. To house the harddrive, there would need to be permanent metal box that would be locked and installed in a wall. The harddrive holds data for one month, although they may be just motion sensitive so recording only happens after movement. The proposal includes 16 cameras, all of which are recorded from. The specs will be emailed to the board. Installation is not included in the price.

Homeowner friendliness is being promoted by a landscaping award program. Signs would be made for first place and honorable mention. Judging would be done four times a year. The winners would get a lawn sign and a \$50 gift certificate along with a mention in the newsletter and on the website. The signs would get reused each season. A question was raised as to who the judges would be. It could be the architectural committee.

Meeting room cabinet locks will be installed soon. There was comment that if the cabinets are locked and the Clubhouse is broken into then they would be the first thing broken into and the cost to replace the cabinets is much higher than the proposed filing cabinet. Horacio suggested purchasing a filing cabinet that would be locked.

Motivational artwork was suggested for the clubhouse. Vertical blinds are needed for the sliding door and/or the window although they will get a lot of wear and tear due to the high traffic. The lifeguards now have a board for notices rather than them posting pool rules on the windows. Mini blinds could be put in the windows. It was suggested that another board be installed for the lifeguards. The lifeguards need to be instructed as to where they can post information and where they shouldn't.

Wrist straps that would have a house number (with an abbreviation for the street) engraved on a tag could be used for pool entrance rather than the regular pool passes. Nancy pointed out that control only comes from the pool pass distribution. Then each household is checked for dues paid, etc. The multi association experience Nancy shared explained that this is the best solution in use. Another solution is to have the computerized scanning of pool passes. Belinda spoke about another HOA that uses the wrist straps and that only the homeowners who are paid up get the tags. The tags are mailed back at the end of the season. There was discussion about the complications of this system. A point was made that anything that is used should have a name on it. The goal is to make the process simpler. If the passes were laminated it would be better. Lamination could be done at the pool for a fee. It was decided that they would be laminated for free this season but next season there would be a charge.

More details for all of the proposals not voted on will be emailed to the board.

Motion: to approve the landscaping award program proposal including eight (8) \$50 gift certificates (4 single family and 4 townhouses) four times a year; window blinds for the clubhouse door, not to exceed \$70; and magnetic blinds, not exceed \$40; a boom box, not to exceed \$70 (to be stored in file cabinet); clock for the meeting room, not to exceed \$20. Sue/Edward Vote: 6/0/0

Power washing Signs

Proposals for power washing signs were presented. It is assumed they will bring their own water supply. This will be verified by Nancy. The community doesn't have water access for them.

Motion to approve the estimate for the Squeaky Clean power washing the 10 brick and concrete signs for \$550 and also the 40 fence pillars at \$5 each contingent that they use their own water. Sue/Shaina Vote: 6/0/0

VI. HOMEOWNER OPEN FORUM

Issues with paint color on some Miller's Crossing fences were brought up. There is a lot of variation due to the wear on the original builder coat. Some people have painted their fences. Letters could be written to the homeowners in violation.