

***4/15/2013 Association Board Meeting...
at the Home of Vice President Frank Mezo....***

1. 7:13pm Shawn Adler Called Meeting to Order... All 5 Board Members Present... Plus 2 New Board Members... Emmette Thalmann and Stan Porter ... Filling the Board Postions Vacated by Shawn Adler and Greg Wheeler... Kimberly Mosey from KC Property was Present...

2. Reading Last Months Meeting Minutes 3/18/2013 / Minutes Approved with Changes... Shawn Motioned to Approve... Frank 2nds... Board Approves Minutes..

3. Reviewed Treasurers Report...

4. New Contract with KC Property Overview... Kimberly Mosey Explains 2013 - 2015 Pricing and wording Changes... Our Last Contract Had a 6 Month to Month Extension while We Looked Into Other Property Management Companies... Broke Down the \$975.00 of Costs... Postage Costs for Sending Out Violations and Dues Payment Coupons...
•Jeremy Suggests Adding the Itemized Office Supplies Together for One Monthly Cost... Year to Date \$124 On Printing...
Kim will forward Us Tallies
•Talked About Extra VMS Costs on New Contract... The \$35.00 was waived Because It was Included in the Contract...
\$25.00 Cost was to Do Web Site Updates... • Kim Pays a Out of Pocket \$15.00 a Month Hosting Fee...

5. Shawn Said The Contract Should Be Signed at the Next Board Meeting to Give New Members a Chance to Review It.

6. Kimberly Mosey Goes Over Managment Report... Talked About Front Signage / Model Home 1558 Meadow Ridge Dr.
• will Check On New Welcome Packets Sent Out to HomeOwners...
• Talked to Water Department About Water Bill and we won't Need a Back Flow Test This Year...
• We Had \$30,000 In Checking at the End of 2011 and was Asking Board Permission To Get a CD or Money Market Certificate..
(Board Put That On Hold to Discuss Later)

7. Kimberly Mosey Went Over Inspection Report... Will Focus on Up-Keep and Property Maintenance.
Talked About How Fines are Collected at Closings of Bank Owned Property...

8. Talked About Front Entrance Landscape Rock: \$820.00 Labor, \$2,865.00 Material... Total Cost \$3,685.00 ...
Frank Would Like to Do Measurements on Entrance and Get Estimates for 2 to 3 Inch Rocks...
Road Proposal: Estimate For Seal Coating & Crack Filling \$18,476.00
•Kim will Call "Hutch" and "ASI" For 2 More Estimates On Road Repair....

9. Kim Mosey Went Over Delinquency Report... It Costs \$1,500.00 to \$2,000.00 to Evict SomeOne..
The Association Currently Owns 10 Homes Thru Foreclosure in the Sub.. We Could Garnish Wages If We Knew Employers...
We Can Not Contact HomeOwners About Their Debt... ADAC Is Our Only Contact with Them Thru KC Property...
You Can Not Have 2 Parties Collecting On the Same Debt...
• Jeremy Motion to Move Forclosures Discussion To Next Meeting... Emmette 2nds...

10. Talked About Creating an Architectural Committee: To Set Colors & Tones For The Community...
Grandfather In Odd Colors Already on the Homes...

11. Talked About Getting Quotes on MailBoxes and Posts:
Tony Platt Does Not Have Workmans' Comp in Case Workers Get Hurt on the Job... Quotes will Be For Treated wood Posts "No Staining" & Association will Supply the MailBoxes...

12. New Board Positions:
Emmette -Treasurer • Stan - Member at Large • Jeremy - Secretary • Frank -VP • Walt - President...

13. 1st SUB SALE Date Set For JUNE 21st, 22nd & 23rd...
\$150.00 To Run Ad in the Oakland Press...
• Kimberly Mosey will Call In the AD on the 17th of JUNE for the SUB SALE...

Adjourned the Meeting at 915pm.... Next Board Meeting will Be at Frank's House on May 20th @ 7:00PM...

IDEAS FROM PAST BOARD MEETING...

Creating a Lawn Care Packet for New Homeowners Giving Them Guidelines For Lawn Maintenance...

Also Talked About Posting on Empty Houses Rules That New Home Buyers Should Know Before Moving Into the Sub...

Maybe Posting a Sign on Empty Houses That "This Property is Managed by KC Property..."