

Minutes 10-11-10

Minutes were approved from meeting on 9-13-10 – Jane Irwin Moved and Laura Hone 2nd and then Unanimous vote.

MANAGERS Report

Bids for new budget 3 Weeks for 2011 and Subs are going well. Signs have been replaced and installed accordingly.

Bears in Preserve and off Hawk Drive have been reported to Fish and Game. They are monitoring them and will act accordingly based on their behavior and activity.

Duck Hunters have been spotted and heard in the Preserve. Authorities were involved and the appropriate steps are being taken. If this continues, Homeowners are encouraged to call the Sheriff's Department to report any incident.

There was another vandalism at the Pool a few days after the Hunting incident. Someone was in the pool area and left cigar buds, placed a chair on the pool cover and a table on the spa cover.

It was suggested to have our Manager contact the Steering Committee immediately in an email or call to inform them of any incidents that are going on within the community. How important it is to keep people informed so they as a Committee can spread the word accordingly.

All Steering Committee Members were in favor of that and agree to be pro-active and to have our Manager err on the side of over-communicating than under-communicating.

The Manager would then get hold of all of the Sub-Associate Presidents' to inform them of the information so all Home Owners' are on the same page.

The Manager agreed to email the information to the Steering Committee.

OLD BUSINESS-

Insurance Policy is being reviewed. Tim McKenna, Dennis Duty and Glenn Gordon are working diligently with 3 different agencies to update our policy to meet the standards of our Home Owners Association.

Employee Evaluations are being filled out by Steering Committee and given to Jill Southerland the Chairperson. Discussion was made of Holidays. Our Manager is an exempt employee and the Personnel Policy will be emailed to committee members per the changes discussed. All policies are kept in the Manager's office.

Vacation time was discussed and if our Manager wants to take a vacation, the Committee needs a request in writing from the Manager. They would like a minimum of 2 week notice, but understand things come up and will be flexible.

There was a meeting about exploring the uses of our Common Areas by an HOA committee that the steering committee set up last year, chaired by Rick LaPiana. There is a postcard going out to get some opinions on what Home Owners' would like to see done if anything. Ideas of discussion were a dog park, putting area, picnic area, etc. This is all preliminary and a mailer is going out to get feedback.

Another idea was to create a recycling area for Homeowners'. A Homeowner has volunteered to help sphere that on within our Community. Again, this is just in the preliminary stages.

Budget Review- Finance Committee is meeting to review and plan for budget on Tuesday. The proposed budget will be discussed at the Finance Committee meeting and brought forward to the November Steering Committee meeting for review and discussion. It was mentioned that in order to have an increase in dues, it does not need to go to vote to the Home Owner Association, an increase can be passed by the Board and does not need approval. Much discussion was about our current financial status and how it is important to keep our funds in the reserve for upcoming repairs in an emergency.

One discussion was to eliminate our Manager to a part-time/seasonal position so this would help our expenditures-various members were opposed to that, however, it was mentioned that various Homeowner's will not agree to pay more money for an increase in dues to keep the Manager's pay year round. More discussion was brought on about the position of the Manager and how we can continue to eliminate our shortages within our budget. They agreed to have some discussion exploring the manager position to see if the position can be changed in the future to self perform more work.

The biggest issue is that the Unemployment for the Manager's position is depleted. If we lay him off, then there is no unemployment to draw from and also our rate will go up. A couple of Committee members discussed not reducing the Manager's hours over the winter months. They felt the Manager position for MBHOA is not a part-time position.

A Committee member asked about North West Holdings ability to pay rent for the building space. Dennis replied that he is in no position to pay back the current rent that is owed and that he cannot afford the current amount that is in the lease. The Committee proposed to Dennis about paying an amount of rent that he could afford and be consistent with payments and Dennis agreed he could do that. The Committee agreed to visit that idea and investigate a current rent amount that would work for both parties.

If the Developer could pay the HOA a monthly rent for the office space, then it would help with our deficit for 2011. Another area that is going up as well is the maintenance of the grounds. Per the bids received two vendors rates are going to increase which will affect the overall balancing of the budget. Fertilization is going up 13% and lawn care is going up about 10%- Per Glenn Gordon. They discussed the possibility of some of the maintenance such as flower beds being done by part time summer help.

Tim McKenna made a motion to revisit the current lease of Northwest Holdings and negotiating a fair rent for the developer to pay monthly. Jan Irwin Second. Everyone was in favor

Tim McKenna also motioned that Wayne Finney will look into a few other uses of the office space and do some investigating on zoning, what homeowner's might want to see the space being used for and project a plan that could be used in 3 to 5 years. Jane Irwin Second- Everyone in favor

Meeting Adjourned 11:54 a.m.

