



Minutes

November 16, 2008
7:00 – 8:30 PM
Belloli Residence

Board of Directors

AGENDA

- 7:00 **CALL TO ORDER**
- 7:02 **SECRETARY'S REPORT** (Lisa)
Confirm September RESULTS approval
- 7:05 **TREASURER'S REPORT** (Dave)
Review and approve Association Financial Report
- a. Conform both copies of latest bank statements (Dave & Steve/Lisa)
 - b. Confirm current month bank reconciliation (Dave & Board)
 - c. Review Financial Summary (Dave)
 - d. Update Unpaid Dues/Lien Status: (Dave)
 - e. Approve and sign pending invoices and related checks (Dave)
- Status of *Gerald Hoffman Accounting & Tax Services* Annual Financial Review (Dave)
- Confirm receipt of final Embezzlement Repayment Status Letters Delivered by mail to all residents October 25 (Art)

RESULTS

Present were Bill Robbins, Larry Lloyd, Lisa Cooper, Dave Renner, Art Belloli

Posted. Lisa will send with October. **Action to all:** Please review both and advise regarding changes.

Dave action: double check that sweep account is FDIC insured. Think it is, but we should be sure.

Art reminder: Include sweep account in 'good news' section of presentation for annual meeting

Steve called Art with balance info. Confirmed match with Dave during meeting.

Completed. Alexandru Ionescu is handyman who handles mailbox repairs.

Mailing complete. Expense reflected in Special Legal & Bank Fees (account code 6121)

4 outstanding for 2008. 2007 and 2006 now closed. Faster response/Liens have improved collection rate.

Non pending.

Dave action: get Dave records to Gerald Hoffman.

Complete.



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Status of 2009 Budget Development

Identify potential Items to research for 2009 Budget consideration

- a. Street Sign Restoration/Replacements
- b. Entryway Landscape Lighting
- c. 8-Mile Berm Evergreens
- d. Prune 9-Mile Crabs
- e.
- f.

7:20 MAINTENANCE (Art)

1. Review Maintenance Report
2. Status of Street Sign Cleaning (Larry & Stephen)

7:35 ARCHITECTURAL CONTROL: ENFORCEMENT Update current status & determine next steps (Alvin except where noted)

- | | | |
|----|------------------------|--|
| 1. | Multiple locations | Satellite Dish Location (Kelly) |
| 2. | 22219 Chase | [Krynak pool & landscaping]
(Alvin) |
| 3. | Multiple locations | Unightly and/or unkempt grounds (Larry) |
| 4. | L/scape not maintained | 42865 Ashbury (X Krlvg)
41720 Sudbury Ct. (@ Spncr) |

Art action: Confirm flower budget for 09 (confirm complete expenses from 08) and get back with Dave.

Art action: Get bill for Fall and tree lights for December so we can get that paid quickly.

Art action: Include in landscape budget for 8Mile cleanup

Reviewed proposed budget Dave put together. **Updates for Dave:**

1. 4000-Homeowners dues: should reflect all homes, no assumptions for unpaid dues – should be 66K
2. Add 4001-with 2K allowance
3. 4115-Garage Sale income – assume 100
4. 6125-Newsletter – assume one mailing
5. 6320-Garage Sale expense – assume 100

Other Ideas:

1. Mailboxes. Note: this will be huge expense.
 - a. Consider using Azek trimboards rather than rough sawn cedar
2. Bases on the street signs will need to be painted
3. 8Mi 'ditch'
4. Repair curbs at entrance to sub
5. Replace shrubs that run center of 8Mi entrance
6. Plant crab tree at 9Mi
7. White fence along 8Mi is damaged. Will need repair.

Decisions:

1. Buy new 'plates' for street signs vs. taking them down and restoring them. We cannot have a situation where we have no street signs. New brackets and banners will cost 7K.
2. Dues will not change for 2009. \$200. Late fees/process will also remain the same.

Consider preventative maintenance on mailboxes...i.e. once metal hinges fail on one, replace all on the pods.

Larry action: UPS sign to S. Lansing

Neither Kelly nor Alvin present.



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5. Multiple locations A/C's on side of homes

7:50 **SOCIAL:**

1. Lessons Learned: Bike Parade: (Jennifer)
2. Lessons Learned: Halloween Parade: (Jennifer)

8:10 **NEW BUSINESS:**

- 1.
- 2.

8:25 **SCHEDULE NEXT MEETING DATE/PLACE:**

SUNDAY, December 14, 7:00 PM, @ Art Belloli's

8:30 **ADJOURN**

Jennifer Action: Lessons Learned.

Annual Meeting in January:

Lisa Action: Check with Steven to see if he already got room at civic center. Someone thought he might have (Jan 6ish?). Diane is our contact there.

Annual Letter should go out Mid December. **Kelly will do dues invoice and Art the president's letter.**