

## **Fall HOA Meeting September 23th 2017**

1:00 pm - 2:00 pm. Meeting called to order by David Rath

- 1) Board Members Present President Rath, Vice President Michael Carbone, Treasurer Becky Stultz, Ken Sumner, Communications , Bill Ferguson, Director at Large
- 2) 9 Home Owners Association members present
- 2) Introduction of the Board, Directors and the HOA members.
- 3) Becky gave treasures report- accepted and approved by member vote.
- 4) Secretary Sandy Sumner isn't present due to caring for her mother at home due to illness.

### **OLD BUSINESS**

- 1) Becky gave treasures report stating the HOA Dues were \$300 with a \$ 50 late fee. Discussed expenses and discussed the possible winter expenses relative to snow removal. Discussed additionally the future need for surfacing etc, in part due to repairs that would occur when road salt if used are used on our roads.
- 2) .Dave and Becky and all present commended Mike Carbone for the fantastic entrance sign and entry work to the subdivision..
- 3) Continued efforts to secure Commons Area for the HOA Membership from owners, Dave in contact and discussing issues as well as granting easements for use of our roads for future development of properties.
- 4) Becky included minutes and HOA Dues letter at end of March, dues will remain at \$350 ( May 31st ) each year. However, a reduced amount of \$300.00 if paid on or before May 31st.
- 5) Discussion of Web Site and Facebook Page was brought up. A policy statement by Communications Director to the effect that offensive or vulgar or sales efforts by applicants to either will not be allowed. Any offensive, vulgar language will result in immediate removal should such occur after having been added.
- 6) Listings of businesses on either Web Site or Facebook was discussed. A regular Home or Property Owner in good standing with the HOA can have their business listed in a moderate fashion at NO CHARGE. However, a non Member/owner or one not current on HOA Dues and/or assessments will not be added. Un affiliated members of the web of Facebook site can have their businesses mentioned for an annual fee of \$50.00 made to the HOA prior to posting. Currently listed businesses would be grandfathered.

### **NEW BUSINESS**

- 1) All Board of Directors members for 2017 were mentioned an confirmed.  
Volunteers were encouraged.: · David Rath – Unopposed President · Michael Carbone – Unopposed Vice President · Becky Stultz – Unopposed Treasurer · Ken Sumner – Communications and Web Site · Sandra Sumner – Elected Secretary in light of Beverly's continued recovery from prior illness. · Bill Ferguson, Director at Large

- 2) The HOA has 116 owners and as of this meeting our dues are at approx. 90%, an improvement of 20% over prior years.
- 3) Discussion of properties in arrears for HOA Dues by Becky show significant improvements.
- 4) We have many new property and cabin owners this year and so many wonderful new HOA Members they are!
- 5) Discussed again the cost of road maintenance by that Vice President Mike Carbone. He and President Rath inspected our roads and found some cracks but no significant damage to warrant large scale expenditure. Future paving from the entrance to the Commons Area may eventually be required..
- 6) Nuisance Issue of Bears getting into garbage raised and discussed particularly with the new owners present this year.. Bear Proof Garbage Containers, as well as discussion of any food product being left on porches or on the ground WILL encourage our Bears to forage at YOUR HOUDE! In the event of non Bear Proof garbage cans being overturned and garbage strewn, the Home Owner will be responsible for and be billed for the cost of clean-up.
- 7) Alternate Snow Route from the subdivision will again be posted to the Web Site this Fall via the Chamberlain Road entrance.
- 8) Fall meeting set for September 22nd2018 At 1:00p.m. at the picnic area.

Meeting adjourned at 2 pm.

For Sandra Sumner, Secretary Ken Sumner