

**TC HOA Board Meeting  
11-15-07**

**Feedback Re: Letter to be sent out to homeowners**

Ken – recommends that we adopt a policy regarding removal of ice.

**Ice will not be removed period.**

Monday – Friday Bill Gates will remove snow from the clubhouse area.

John's report from speaking with an attorney:  
Natural event versus un-natural event issue

In the letter, our contract is with Epic; they will come 2 inches or more (to remove);  
under 2- have a broom or shovel available.

Mark your calendars to attend the holiday party. Woodyard BBQ will provide meats: 6  
salmons, brisket, and turkey. Residents should RSVP side dishes they would like to  
bring, by Monday of that week.

ASC – Holiday decorations from Thanksgiving to January 6<sup>th</sup>.

One bio; Jennifer Nearing

Rochelle Mitz was interested in running, but stated she couldn't attend a lot of meetings.

**Minutes to record – no votes since last meeting**

**Who will send the final copy of the minutes to David Phillips, our web specialist?**

We need to meet with David to determine the appropriate process for him to get minutes  
posted on the association's website. Gerald resigned from serving as our

Process for Uploading Minutes to Website:

Respond – don't have time to look; here are suggestions, etc.

48 hr speak now or hold your peace.

Gayle sends out the final document to all board members and David Phillips.

If someone has an accident and the police are called what can the police do?

**Budget 2008**

Revised 2008 Budget discussion

John talked to contact at Time Warner; law being pushed through is about exclusive  
access. That is not what our contract is. If someone here wants a different provider they  
can approach that service provider. We are not restricting them from trying to get  
another provider. Our contract is a marketing agreement; there is no current law on the  
books that is moving forward in eliminating that revenue. So, our revenue line for this  
contract should be safe; as long as homeowners continue to contract with Time Warner.

If laws in the future kept us from being able to have exclusive marketing; it might cut our revenue stream in half.

Judy Brewster thinks we could go ahead and sign with Time Warner; Ken and other board members agreed. Current legislation has nothing to do with exclusive marketing. 7 years included as free; 6 years – same money without that. Judy wondered if we might want to do the 6 instead of the 7. John's take – they would, for no charge, create the public access channel for us. However, we'd have to have 100% agreement; which would be difficult. Channel 2 is government channel.

When do we need to sign the contract; 60 days before May 18<sup>th</sup>. New contract should be sent to John within the next two weeks. The board decided they would like to consider the 7 year contract.

Page 1 – same as original draft.

Page 2 – Everything is the same except the deletions:

\$5,000 removed for audit; 1850 for clubhouse expense (3)/computers removed left in \$3,000 for new treadmill; left in landscaping services – something we may not need to spend. Model for determining expenses (averaged out actual expenses) System shut down without additional expenses.

Budget with \$7,000 deficit – One sheet said \$10,000 out for sealcoat; then new information regarding higher expenses incurred down the road if work isn't done now.

Expenses are estimates. When we present a budget to homeowner we don't want to present one in the hole; trim your reserves payment/month so that we are in the black. Then in the end we'll put the money in reserves if expenses are lower than anticipated.

At one time, we were contributing over \$7,000/month into the reserves. \$4,167 was the next amount; we now have budgeted \$3,000 per month.

You don't have to paint the interior trim in the clubhouse this year. Wait until fall—if budget going well you could paint interior trim, but if too many problems – postpone until the following year.

There are some places with cracks and moisture getting under the asphalt. Level of repair will be greater next year.

Linda's question: We wanted to include additional geese line for the interior sections of the ponds – is that part of the landscaping budget line? No, but small portion that could be easily added into the budget.

Dredging Bids 141,000 and 81,000; meeting Bill, Cynthia, and John with Kidwell Construction; very educational. Road up the south side of the pond; too steep and city probably wouldn't allow it. Two logical points for access – west end of the pond (least steep; less disruption for homeowners and possibility of damage). New bid was given –

Dredge to 3 feet instead of 6 feet deep reduced the bid to 81,000 to 98,000. He was putting money in to protect the curbing and build the road and restore the ground. Now, \$98,700 for another bid. It looks like minimum of 80,000 to 85,000.

John just received the latest bids

2002 – What depth did they do it? Cynthia thinks 6 feet. Building in front of the west end of the pond (building 26) speaking for those residents – if I had my land torn up we owe it to them to have it restored. John would rather have our landscaping company do the restoration work.

Paramed (check correct spelling of business with Cynthia) will find their file to determine what they learned when dredged the pond in 2002. Sprint helped pay for the dredging. Linda thinks our attorney may need to get involved with the City regarding their building projects' negative externalities. Requirement from the city to build the retention pond as part of a requirement – if other people's water goes into it. Who owns the property behind us; and work behind City Hall – their dirt/debris ends up in our pond.

Bottom line with the budget. Deficit \$7,112; if trimmed the \$3,000 deposits into reserves we can make this deficit disappear. \$31,000 in snow removal; if we don't remove ice we can reduce this amount by \$7,000.

The board discussed various ways to balance the proposed budget and still make healthy monthly payments into reserves. Asphalt expenses are included in this new revised budget. Board's decision is to cut snow budget by \$7,112. Ken thinks it would be worthwhile to pull bylaws and declarations' revisions out of it. Money assigned – we have thousands of dollars of mailing; potentially more legal fees. Linda disagrees that there is a low probability that it will pass. Linda said she may be so close to it. The attorney worked hard to help us develop legal documents that govern the association with what would be for the "common good". The majority of the board agreed to remove \$7,112 from the snow removal.

Delinquents' Discussion – Next to the bottom; received second payment \$700/mo; intent to live up to the agreement. One other person owing more than one month. Filing a lien soon if they don't pay. Outstanding for the number of units within our complex.

John's analysis based on expenses through middle of November to determine probably ending for the year \$789,874. I have October actuals, the actuals through ½ of November, and am doing speculation on the rest and factored in \$15,000 for unexpected expenses – end of year total would then be... \$794,695. Expectation: Shortfall of \$4,821. \$5,000 - \$10,000 surplus if we are lucky.

**Sealcoat** – how did we get so close to the end of the season – Approved mid-Sept., but we had raining period during early October which caused them to fall behind. Then colder weather when they got caught up, that would keep them from being able to do the work. Hindsight, we should get bids earlier in the year so these things don't happen.

Cynthia – no other issues.

Comments on the Proxy, Notice of the Meeting, Elections Procedures? Should we put in the letter, or talk at the annual meeting, about our scenarios about damage as it occurs, inside the building. When there is damage inside a homeowner's unit;

- 1) defect to exterior causing interior – reported; repaired by association; owner takes care of the interior damage
- 2) if more damage association pays for both inside and outside
- 3) if a vendor, contracted by the association, makes a repair and in doing so causes damage to the interior; the vendor and association takes care of expenses on the interior

Do we want this in writing, or tell during the meeting, and leave on file in the office.

John – it is standard operating procedures that interior damages are homeowners' expenses. If you call on Monday, but the company doesn't come for 1.5 weeks and they don't come out .

Landlord policy – within 14 days – show they tried to get work scheduled.

Cynthia's suggestion: Get the Facts Sheet: Fact – you need homeowners insurance

John's issues: With water leak – how do you prove it is the same spot?

It will not go in the letter; this will go on file in the office. Other notes regarding the letter; editing fourth paragraph *yo* to *you*.

Annual Meeting – Time 7:00 pm. – will change in the letter.

Budget can be finalized tomorrow; reduce it to letter size for bulletin board. John will have it done by early next week and Cynthia will post the summary format on the bulletin board. Mailed packets, for off-site homeowners, will have additional expenses for being mailed entire 2008 budget. Mailed out no later than November 26<sup>th</sup>.

Homeowners vote on the proposed budget at the annual meeting. The language of the governing documents was that homeowners had a voice in approving the proposed budget.