

TC HOA Board Meeting

10-14-08 (6:15 pm)

Participants: Rochelle Mitz, Stephanie Easley, Jennifer Nearing, Carolyn McKelvey, Gayle Voyles, Cynthia Seldar, and Darline Terrill, Kathy Ward, Gerald Clambors, and Ed Reitz.

Topics Discussed:

Landscape Committee Report: Darline read the Landscape Committee Report

Recommending a dormant prune; board members will need to visit with Landon on Thursday.

Requesting the board to approve as many of their recommendations as the budget will allow.

Requesting monitoring the sprinkler s to determine if they may be contributing to drainage problems.

President Mitz asked Cynthia to visit with Landon regarding the pilot program and cost (if we decide to sign on).

Board Question: Wouldn't pruning, by species, be more expensive?

Darline: Not sure

Cynthia: More than likely it would cost more.

Board Member: I don't think we prune often enough.

Fear of with dormant prune they may kill the bushes.

President Mitz: None of the bushes have been cut recently; they look terrible. Are we saying that if we accept the committee's recommendation nothing will be done for quite some time.

Darline: This would be done in Nov.

Refer to Revised Service Agreement Bid (after Darline visited with Landon) --
Landscape Committee Recommend

Original Bid – is what Landon believes is the correct

Pres. Mitz: What was our contracted amount this past year?

Darline: If we did the dormant prune, skip Fall prune; he wouldn't charge the \$1,900 for the third prune. He'd wait to bill for the dormant prune until 2009.

Pres. Mitz: Dormant pruning is supposed to invigorate the growth of the plant. Everything/bushes trimmed down to 18-20 inches; he said they could grow 6 ft. in one year). Part of the additional expenses could pay by applying ... Took out for the partial mulch; normally spend about \$6,000.

115th St. Tree – beautification at an entrance, but not necessary to do this year.

Judy and Darline wrote up what they felt was needed; the handout reflects what Cynthia and Landon developed a priority list that could work within the budget. Total would be reduced to \$5,351 – if we take out 115th St. Entrance (\$1,315.00) and three Norway Spruces (\$1,050). Three spruces were intended to aid with erosion on the hill. 2008 Shrub replacement budgeted at \$6,000. Or, if you add in 2 spruces on the hill with erosion issues, and 1 for building 17 brings it up to \$207 over the budgeted amount. Subtract pool repair irrigation and \$115th street entrance, but keeping the 3 Norway Spruces on the erosion issue. The last handout represents dead or missing shrubs and/or trees.

Board members were instructed to remove the handouts carefully and then email questions to Cynthia before Thursday's monthly meeting.

Darline also left the improvement application -- Son has a project at school – wants to plant the tree here in our community. The committee has not decided their suggestion—we have approved one before. Later, the Board said, what if there had been You loose continuity across the property and also run the risk of the homeowner digging into a line and causing damage. Also, Landon has previously said that it will take additional maintenance expenses.

The board thanked Darline for sharing the report and taking time to answer board members' question.

Cynthia: Snow & Ice must be approved to sign by this Thursday. Only thing changed from this year's they may add a surcharge for gas if gas increases.

President Mitz: Last year they took it upon themselves to come out when there wasn't two inches.

Election Meeting

Nominating Committee Report:

President Mitz Question: Farrah Staples, we have her Bio – she ran last year; she worked for Tiehen Group for a short time. Gerald Clambors has been asked to run, but he has also been told that the governing documents say that no one serving on the Nominating Committee is allowed to run. Board members will review the governing documents; but on initial review (during this meeting) this was not found.

Notice on the Bulletin Board: Advertising that the Board is Looking for Interested Homeowners to Run for a Board Position.

List individuals and their terms that are expiring – Cynthia had given Rochelle a chart with that information.

Cynthia will e-mail the format for the letter from the President.

President Mitz: Read a variety of letter formats that could be used.

Ed offered to make a copy and email the copy of the letter he thinks would work.

Nominating Coming Question for the Board: Will there be any questions that will be voted on at the annual meeting?

Gayle: There aren't any that I'm aware of.

NC Member: If so, there needs to be a better system—the logging in votes for multiple issues created a problem last year.

President Mitz: Election Procedures

Section 5 under ByLaws-Article III Board of Directors

Letter \nominations at least 21 days before the annual meeting.

Ed said that there are no other bios submitted.

President Mitz: You told Cynthia about an application; or guidelines for running.

What is our protocol?

Can't be late on HOA dues.

Resume is the application – they were posted on the enclosed bulletin board.

President Mitz: What do we do? The nominating committee is ok with her application.

Ed: We look to be sure they are a homeowner

Why they are interested?

How they think they can improve the community?

Meet and Greet was offered last year so homeowners have the opportunity to meet candidates.

Ed: Description of the role of board members and qualifications would be helpful.

Gayle: Refer them to the governing documents.

President Mitz: On the night of the meeting,

Gayle: Review the minutes for the previous annual meeting procedures.

President Mitz: Will call Cynthia and review the minutes.

Things to Do:

1. Cynthia posts information.
2. Select a night that interested homeowners (in running for office) stop by the clubhouse to have questions answered: board members sign up for shifts to answer their questions. Hrs 4 – 7 Board members will be available to answer interested homeowners' questions.
3. Post candidates' resumes in the newsletter, or post on the bulletin board.
4. Post election procedures.

Gerald- We have the Saturday morning coffees—Maybe one board member could attend each Saturday between now and the annual meeting (10 am – Noon). Post a notice of this possibility.

Saturdays – Time is of the essence – start this Saturday –

October 28th – Tuesday – (4 – 7 pm) Possible night for board members to meet with homeowners. The board will share both of these ideas with other board members Thursday evening.

Information available as soon as possible. Ed will re-work a letter from the Nominating Committee.

Governing Documents Say: Must have at least the number of nominees as available positions.

Gayle will re-read the governing documents to see if there is a clause saying that anyone serving on the Nominating Committee is not able to run for a board position.

Annual Meeting – Qualifications

Pres. Mitz: You'll get information to Cynthia to post; letter from Nominating Committee.

Nominating Committee:

- check with Cynthia to see if Farrah is current on dues.
- Cynthia has Kathy's document for posting.
- Ed will submit the letter from the Nominating Committee

The meeting was adjourned at 7:25 PM