



Board Of Directors Meeting Minutes March 23, 2009

Attendance:

BOD Members Present: Chris Zangara, David McAlexander, Bob Brethen, Rich Willis, Paul Sousa

Hawthorne Management:

Membership Present: Darrell Kelly, Randy Berault, Stacey Spithaler, Tom Gareeb, Amy Knapp and thirteen other homeowners

- 7:04pm – Bob Brethen called the meeting to order.
- 7:05pm – Paul Sousa updated the Board on the Homeowner Survey. Currently he is revising items for the survey, and assessing the viability of the project as a whole.
- 7:08pm – Daryl Kelly reported on his investigations into more streetlights for the community. He has a quote for new streetlights from PGA Lighting, of \$3660 for a package of 5, which includes freight from Texas. This may not be feasible; we would need to closely study the numbers and placement of the units to determine need.
- 7:14pm – Bob and Chris Zangara shared with the Board the results of their initial walk-through of the common area in the center of the neighborhood. The large open area backs up directly to yards on Stephens Grove Rd. Currently, there is no buffer. It appears that in the wooded area, there may not be enough space to have walking trails, and the ground may be too sloped. In addition, drainage may be an issue for any sort of clearing/development.
 - Several homeowners at the meeting objected to any improvements to the property in the common area. They reported that during the sales process, Shea Homes had stated that the area could not be developed due to EPA regulations.
 - Homeowners asked about how improvements, if planned and approved, would be funded. The Board explained that currently, there are no plans for any development in the common area; we are investigating if it would be possible. The plans are too premature to plan for funding.
- 7:29pm – Chris updated the Board on traffic measures: the Town placed a radar trailer in the neighborhood, at multiple locations, and they will paint stop bars at the intersections as soon as the weather is warm enough. In addition, the “Watch For Children” sign was hit, and was replaced by Chris and Bob.
- 7:30pm – The Board approved the minutes of the February 16 meeting, stipulating a change to the 7:19pm item, regarding landscaping.



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- 7:34pm – David McAlexander gave the Financial Update.
 - Since the meeting was late in the month, the monthly numbers are out-of-date.
 - The Pool assessment (for compliance with new regulations) was \$500, but we don't have a quote yet for remediation. The baby pool will definitely need work to bring the drains into compliance.
 - Our current amount of late dues outstanding is \$6400, which represents 3-4% of the homeowners.
 - The homeowner who had outstanding fines and dues has settled their debts with the Association.

- 7:39pm – Committee Reports:
 - Stacey Spithaler is the new Chair of the Social Committee. She reviewed the tentative plans for events scheduled throughout the year. Events coming soon included:
 - 3/29 Organic Gardening Seminar
 - 4/11 Easter Egg Hunt (4pm)
 - 5/9 Community Yard Sale
 - 5/16 Pool Opening / Movies On The Lawn
 - The Social Committee needs volunteers!
 - The "February" Newsletter will be distributed by the end of March. We have a new volunteer for the newsletter, Marion Sousa, and Sandy Stansbury will transition to her by the next issue. It is crucial to our neighborhood communications that the Newsletter be put back on a regular schedule. Currently, we have 4 issues a year planned, but 5 or 6 would be better (either including an extra issue in the middle of the pool season, or publishing it bi-monthly.)
 - Betsy Zangara will be coordinating an update to the SG Phonebook. There should be a request for updated Phonebook info in the next Newsletter.

- 7:56pm – Bob Brethen presided over an open forum of homeowner questions:
 - One homeowner asked about how and when the neighborhood survey would be distributed. The survey will be reviewed again at the April meeting. The homeowner suggested using commercial survey software, and suggested various ways of phrasing the survey questions.
 - Randy Berault asked again for an updated copy of the financial reports and the reserves. David McAlexander explained that the reserves were not fully funded, but rather were partially funded each year. David also explained how the Reserve Study was derived. The homeowner expressed concern that the Reserves were being funded at an 18% level annually, instead of the 15% he recommended. At the current level of approximately \$59,000 being funded into



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Reserves each year, this represents approximately \$5.82 per home per year, and does not need to be adjusted at this time.

- Another homeowner asked if we should update the Reserve study soon, but upon further discussion, the Board decided that this was not an appropriate time for an update.
 - Homeowners inquired again about the proposed nature trail in the middle of the neighborhood. The Board explained that at this time, we are just reviewing what land the neighborhood owns, to determine if it is possible to use it to add amenities to the community. If any determination is made to investigate using the land, there would be many opportunities for homeowner input.
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- 8:40pm – The Board set the date of next meeting as April 27.
 - 8:41pm – The Board adjourned to Executive Session.