



Board Of Directors Meeting Minutes November 23, 2009

Attendance:

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

Hawthorne Management: Wendy Parks

Membership Present: Vicki Roach

- 7:01pm – Bob Brethen called the meeting to order.
- 7:02pm – In Old Business, the minutes from the October meeting were approved.
- 7:05pm – The 2010 Budget was ratified.
- 7:06pm – Bob led a discussion about the current priority list for HOA projects. The discussion centered around whether renovating the bathrooms or renovating the pump room had a higher priority. Rich Willis expressed a desire to do both projects, but only one is budgeted currently. The Association is carrying approximately \$36,000 in cash reserves into 2010, however, we will not see savings from the landscaping contract as originally planned, since the new vendor is very similarly priced. Once David McAlexander gathers solid quotes for the bathroom project, we will be able to make a determination. As it stands the major project priority list is as follows:
1. Bathroom Renovation **OR** Pump Room Renovation
 3. Resurfacing the Pool (planned for after 2010 season)
 4. Redecorating the Clubhouse (not to be done until AFTER pump room work, due to flooding concerns.)
 5. Resurfacing the parking lot.
- 7:25pm – Chris Zangara opened a discussion about changing the Dues Collection schedule to February / August I response to homeowner concerns about paying semi-annual dues immediately following the holiday season. At the point however, the delinquency rate is low, so it does not appear to be an issue. The idea will be set aside for now.
- 7:31pm – Bob briefed the Board on the current financials. The HOA currently has approximately \$36,000 in cash reserves, and \$2500 in delinquencies. The 2010 Budget was ratified at the opening of the meeting.
- 7:33pm – There was no New Business to be conducted.



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- 7:40pm – In the Open Forum, two concerns were reviewed. First, the landscaping at the front of the neighborhood is obscuring the Stephens Grove logo. This will be addressed with the new landscaping vendor. Second, the sandwich boards should be put out to announce the monthly BoD meetings.
- 7:45pm – The Board moved not to hold a December meeting.
- 7:49pm – Bob adjourned the meeting.