

POA Board of Directors Meeting
12/10/07

Attending:

Tom Ashbrook
Vic Stylc
Kelli Baker
Albert Arnold

Laura Henry
Steve Merkel
Chip Henry

1. Tom opened meeting and handed out Agenda
2. Agenda was approved as submitted.
3. Laura Henry read meeting minutes from last month's meeting.
4. Minutes were approved as read.
5. No monthly Treasurer's report but we discussed the 2008 budget. We will rework the budget for the annual meeting. Tom will ask Scott to adjust the numbers and resubmit to the Board.
6. Tom will ask Scott to prepare a monthly budget report for each month that shows income and expenses.
7. Vic – Landscape Committee Report
 - a. Irrigation system has been winterized (\$60).
 - b. Two broken sprinkler heads will be repaired in the Spring when the system is de-winterized.
 - c. Overseeding didn't seem to take. We will discuss how to better address this area in the Spring.
 - d. Tom and Vic discussed repairing/replacing the small white posts at the entrance to the neighborhood.
8. ARC Report – Steve addressed questions about the Design Standards and shared modified language. Vic motioned to approve the Design Standards, Tom seconded the motion. The motion was carried by a unanimous vote.
9. Kelli Baker shared some examples of neighborhood newsletters. Examples included section for classifieds, letter from the Board/President, ARC approvals, neighborhood event updates, Landscaping Committee ideas (i.e. check your property for dead trees), advertising and website highlights. We discussed mailing the newsletter and posting it on the website. We discussed issuing the newsletter on a quarterly basis. We agreed that we should put a reminder of the monthly Board meetings in the newsletter. Potential February topics:
 - report out of the annual meeting in January
 - list of Board members/officers & their contact information
 - letter from President/Vice President
 - What's On The Website
 - Welcome to Our New Neighbors

- Announcement of Spring Fling/Block Party. The Coordinator is YYY. Please contact the Coordinator to volunteer to help plan the event.
 - Kelli will work up a template and will assign work/writing to the Board.
10. Planning for Annual Meeting and Ballot Process. Tom handed out a draft agenda for review and approval. The agenda was approved as submitted.
11. Tom nominated the current Board members run for re-election. A motion was made and seconded to approve the slate of Board Members. There will be no ballots sent in the mail; proxies will be mailed to the homeowners. Homeowners will mail in their proxies if they are not able to attend. Nominations will be allowed from the floor. Laura will look up some examples of Homeowners' Association Proxy Letters. Laura will send a draft to the Board for approval. Proxies will be due by January 2, 2008. The Board will work to ensure that we get enough proxies.
12. 8:40 pm adjourned to Executive Session to discuss covenant violation.