

## **HORSEMEN'S RUN COMMUNITY ASSOCIATION, INC.**

### **Board of Directors Meeting Minutes February 7, 2011**

7:02 meeting called to order. Attendees were Tim Brooks, Brett Malson, Barry Hess, Mike Sanderson, Bernice Cox, Glenda Smith, and Bill Fountain

#### Financial Report:

- Update on this year's assessments, last month is \$6,600. 11 people have paid their dues. Some people have paid partial payments as well. Will keep this separate until next month.
- Review of financials and discussion of the water and electric utility. The water bill for \$211.68 is a concern for the month of December. The total water bill was \$290.00 for the month of January. Need to check into usage of 50,000 gallons for time period of November – December 2010.
- Bernice Wilcox will call the water company to inquire about the 50,000 usage and inquire what the minimum charge is for the account. Tim Brooks will check the valves to ensure that they are still turned off.
- We do not have an update on the two properties that have liens placed upon them.
- The 1099R status was sent out for taxes. Bernice will add notes in the files on how to handle the 1099's.
- Mike was signed into the account for the Board Financials.
- Financial report comment – Have two accounts, can write checks or on-line bill pay from both accounts. The Money Market account is limited to 3 transfers per month since it is a Money Market Account. Bank representative said to keep the bulk of the money in the Money Market account and transfer the money over once per month to cover the bills. This process was approved by the board.
- Second Financial comment – the HOA should pay all bills on-line rather than the checks up to the limit that can be used. The board motions that Bernice has the authority pay all of the bills online. If the bills are the standard billers, this process should be followed, unless it is something out of the ordinary.

#### Old Business

- Entrance sign to be pressure washed by Barry & Mike.
- Rain-sensors – the rain sensors have been purchased, Tim needs to install once the weather breaks. The sensors are \$100 per system, total of 4 sensors for a total of \$400.00. Apply amount into repairs
- New Pool Rules Sign – Bill needs to review them, they are in bad shape and need to be replaced. Bill will get an estimate and will table it until next meeting.

- Should we have trunk or treat? Board recommends that trunk or treat continue.
- Letter to the locksmith – Only the current board can get keys from the locksmith.

#### New Business

- Bill stated that the 2009 Board where Bill and Bernie use to do maintenance things around the subdivision. Bill oversees the pool and the tennis courts maintenance. Tim will check the gazebo.
- There is a tennis court light out, board is going to wait until further lights are out and should replace the lights all at once.
- Contracts? There are no current contracts that the board has copies of at present time. Contracts are deferred until next month once the historical information is in to the board.
- Email question of the initiation fee. Should there be a notice that there is a \$600 initiation fee that is not the first years HOA dues. This should be in the new newsletter. Bernice and Glenda will put a letter together for Board review and approval. Letter to be sent to homeowners about the initiation fee.
- Welcome packet? – Covenants – Keys, etc... The block captains can still present a welcome pack. Information could be put in a spreadsheet vice a printed copy. As the information is collected it should be transferred to the board. Barry will contact Karen Papirner to see if she is interested in doing this for the Board again.
- Long Term spending plan reviewed by board. 2008 Board started in order to get an idea on the major expense items that need to be reviewed and planned for future expenditures over and above the normal operating expenses.
- Pool has several soft spots that need repaired. Bill will get an estimate and a timeframe for possible repairs.
- Association Records – Barry recommends that each board member makes their own file for contacts, what we did, why we did it, etc...They will be placed in a master continuity book for future Board's reference..
- Homeowner found a Garbage Company with recycling service as well. We can put this information in the newsletter. Mike will gather the information and provide a draft to the Board. We will add the note seeking interest in a single source garbage company for the entire subdivision.
- Tim maintenance issue – Lights at the entrance needs replaced, looking into a replacement. Tim will replace it and submit the bill. Barry makes a motion to have Tim manage the lights. Mike seconded the motion. Motion passed.

#### Committee Reports

- Architecture Review Committee - New members are: Brad Bernard and Rusty Agi.
- Communications - None

- Website – Steve says that the URL name is good through 2012. Steve is looking at a newer version of software for the update of the webpage.
- Social and Neighborhood Watch – 29 people showed at the fingerprinting. Great job.
- Pool & Tennis courts – opening dates need to be defined as the last of May 2011. Phone needs to be turned on for the inspection.

Comments from Residents:

- Need to review park areas that need to be grassed in the subdivision
- Request for a sign for the large park for the walking distance around the park path.
- Need to inspect the three parks for dead tree removal.

Next board meeting is March 7<sup>th</sup> at Barry's house at 7:00pm.