

WELBOURNE MANOR H.O.A.

BOARD MEETING MINUTES

November 10, 2011

1) The meeting was called to order at 7:09 p.m. Board members attending: Jim Gorski, Amy Rednour, Randy Clipson, Russell DeJarnett and Matt Crossin.

2) Previous board meeting minutes reviewed and approved.

- Motion: Randy Clipson  
Second: Russell DeJarnett

Vote: 5-0

3) Committee Updates

a) Financial

1) Matt went over our statement from Fraley & Company. As of September 30<sup>th</sup>, 2011 we have approximately \$61,000 in the bank and \$7,000 yet to be received. Our total assets are \$68,189.23. Out of that amount approximately \$19,000 is in our "Pool Reserve" and the remainder is undesignated. Our total revenue is \$53,140 with an operating cost of \$32,116.22 which brings us to a net income of \$21,023.78.

2) We still have several checks outstanding which total around \$1,400.

3) Homeowner, John Kahler, asked if our numbers can change drastically over the next couple of months. It will only vary slightly unless there are unforeseen incidences that occur.

4) Jim Gorski explained that the board voted and all net income for 2011 and 2012 will go to the pool reserve. We will continue to grow this number. The cost to replace the pool was estimated to from \$100,000 to \$150,000. We are not basing any decisions on this estimation but we do know we will need a substantial amount to replace the pool.

5) There are currently 6 families who have not paid their HOA dues. Jim Gorski explained that the board has been working hard to collect via letters, telephone calls and personal visits. We are starting foreclosure on one of these houses. The other 5 do have liens placed on their homes.

6) The 2012 budget was reviewed line by line. If we stay in budget we should have approximately \$12,000 to go into our pool reserve. The budget was voted on and passed all in favor.

- Motion: John Kahler  
Second: Jim Hanson

Vote: 5-0

b) Modifications

1) Modifications had 17 requests submitted, 3 reviewed without a form and only one request was partially rejected. I explained the type of modifications that were submitted.

- 2) The homeowners were told that the forms and guidelines are on the HOA website at [welbournemanor.org](http://welbournemanor.org) . We explained that a request form must be submitted for any changes to the exterior on or around their home. When in doubt, fill one out.
- 3) Concerns were raised about the state of our mailboxes. There are many that need to be replaced. We explained that we have provided the names of contractors who can do the repairs along with how to obtain mailbox and lamp post paint. We provide the names of contractors as a courtesy and not a requirement. The paint is free to homeowners. This information has gone out in the Welbourne Wave and is on the website. Jim said we will discuss what to do about the deteriorating mailboxes towards the end of the meeting.

c) Neighborhood Concerns

- 1) Russell explained the type of calls that have been brought before the board.
- 2) Russell was thanked by Dan Suer for doing a great and very difficult job.
- 3) John Kahler asked if we're pro-active in pursuing violations. Jim Gorski explained that the board will, and has, responded to all complaints or concerns that are brought to us. We do not police the neighborhood. We will continue to follow up on all concerns no matter how big or small. The board will always take the neighborly approach first since that's what we are.
- 4) Jim said that we will discuss how the board handles some of these concerns towards the end of the meeting.

d) Landscaping

- 1) Randy deferred to Dan Suer to provide the year to date status of the Landscaping Committee. They had a difficult time dealing with the rain which caused problems with mowing. They tackled many of the drainage issues but there is still room for improvement.
- 2) Treatments will go from 5 times per year to 3 times per year. This will help lower costs.
- 3) Mark Jackson was thanked for an outstanding job his crew did lawn mowing this year. He explained what a difficult job it was due to the water.
- 4) They decided to go with one company next year. It's been a challenge working with 8 separate vendors. The bid we received was excellent. They are a young company but with many years experience.
- 5) We will continue to work on the drainage issues.
- 6) Everyone thanked Dan for all his hard work this year!!

e) Pool

- 1) It was yet another great season. Deanna started off the season but had to move. Mary Beth Fosse has taken over the position. Jim will meet with her and provide her with an overview of what needs to be done.
- 2) We all need to help keep the pool repairs in place by asking the kids not to pick at the caulk in the crack on the bottom of the pool.
- 3) Our water bills have been as high as \$1700 per month in the summer in the past. They believe they have fixed several problems which explains our bills this summer. We are doing well and stayed in budget.

- 4) A homeowner suggested looking at Frontgate for umbrella's which are on sale. He also suggested that we use the type with the rope instead of the crank. The cranks seem to break and become un-operable.
- 5) We will keep an eye on the hole in the pool. It should be fixed before the 2012 pool opening. Jim noticed that some damage appears to have been caused by pool furniture that was put in the pool. We all need to keep an eye out for vandalism.
- 6) Mark Jackson brought up the idea of surveillance at the pool. Jim said that we need to ask our attorney about liability issues that may arise from having such a system in place. The homeowners all discussed different ideas and issues. Everyone agreed that we need to look into the subject further. Jim will look into the liability issues. Amy Rednour volunteered to head up a committee to research the subject and put together a proposal for the board. Jim Gorski tabled the topic to be discussed during section 5) C of the agenda.

#### 4) Board Position Nominations & Election

- a) Jim thanked Cindy Kariofiles for a great job of finding homeowners willing to serve on the board and other various positions.
- b) The board positions that are up for renewal are secretary, treasurer and president.
  - 1) The secretary position is currently filled by Amy Rednour. She has declined to remain on the board. There is a nomination for Vanessa Jackson. Vanessa agreed to accept the position for the next 2 year term.
    - Motion: Dan Suer
    - Second: Jim Hanson
  
    - Vote: All – 0
  - 2) The treasurer position is currently filled by Matt Crossin. He has agreed to maintain his position for the next 2 year term. There are no other nominations.
    - Motion: Dan Suer
    - Second: Diane
  
    - Vote: All – 0
  - 3) The president position is currently held by Jim Gorski. He has agreed to maintain his position for the next 2 year term. There are no other nominations.
    - Motion: Dan Suer
    - Second: Diane
  
    - Vote: All - 0

#### 5) Neighborhood Open & New Items

- a) Jim Gorski asked if we wanted to continue with the Christmas Lights from last year. The cost of the lights will be less since we bought some items. Welbourne Farms helped pay for the lights and we are hoping they will continue for years to come. We can spend the same amount as last year and get more lights. The cost will be \$250 or less. All agreed!

- b) The committee sign-up sheets are in the back if anyone would like to join.
  - c) Jim Gorski discussed the current guidelines on color schemes in our neighborhood. The board understand there are many violations throughout the homes. He would like to form a sub-committee to research and then advise the board on suggestions on how to deal with the variances. The committee should be comprised of 3 to 4 people. John Kahler volunteered to take the lead. Jean Advani and Russell DeJarnett will be on the committee as well. Jim asked that they present their finding to the board in April or May. Jim Gorski asked John Kahler to ask neighbors what their opinions are about having a surveillance system. Randy Clipson and Amy Rednour volunteered to gather surveillance information. This information will include the previously submitted surveillance proposal.
  - d) Dan Suer spoke about the dog that continues to bark throughout the night. Jim Gorski has already written to the township about this issue. They suggested that we contact the police. The sheriff's department gave Jim a number to call when they hear the dog barking. John Kahler has the address of the dog's owner. It is the Pott's residence. John Kahler will give Jim Gorski the address. Jim Gorski will send out an email or flyer to all the residences on Lindley, and Russell DeJarnett, with the number to call when they hear the dog.
  - e) John Kahler asked for more notice when the End of Year meeting is happening. We explained that this information was on the website in advance. We only put up signs a few days in advance. The meeting will always be in November and can periodically check the website for it to be posted.
  - f) Thanks went out to Dan Suer again for all his hard work this year. The neighborhood looks great!
  - g) Merry Christmas and Happy New Year!
- 6) Adjourned at 9:02pm.
- a) The next meeting will be in 2012.