

Board Meeting – May 16, 2011

Members Present –

Tracey
David
Don
Mike

UPA –David

Quorum Achieved

Executive Session Opened

President call meeting to order (Approved)

Review Managers Report

Contracts –

Two Contracts

- Valley Crest response to replace sprinkler control system
- Greenskeepers – Replace Transformer - \$225.00
- Don Rye to validate transformer –
-

Rentals –

- UPA sent request to homeowners to verify rental property count according to FHA rules and regulations. Goal is to verify total ratio of rental to owner occupied homes (Current Estimate is 31) – this exceeds 10%
- UPA is using mailing address list for this purpose
- Board motion to proceed (4/4)

Delinquencies

- Review of HOA dues that are in arrears – most are in collections
- Once judgment has been entered – wage garnishment can occur, effective use of receiving funds
-

Executive Session Closed (4/4)

Resident Comment Session Opened (2 Residents in attendance)

- Sign – Lewis to create sign for resident display box – meeting notices, will get price and present to board
- Clubhouse could use decorations – community will donate

- Resident desires shed/garage on non-permanent foundation – explained that permanent foundation is required and shed must be attached to this foundation
- Rental Caps - Board can create rule limiting rentals in the community. UPA will provide existing documentation for other communities' rules and regulation concerning this process. Residents are concerned that this might force loss of property in the event of hardships. Board will draft a resolution and this resolution will be vetted through legal review. Once review is complete, formal action will commence. Dave Bailey to craft.
- Playground mulch - UPA to bid out re-mulch of playground areas.
- Commercial Vehicles – UPA to send letters to residents that are in violation of these rules
- Review of trees being taken down without ARB/BOD approval – This will be an actionable per rules of up to \$900 fine for each tree. Resident taking this action will also be required to replace the trees removed without approval. Board requests all residents to inform UPA or the board on any observed actions.

Approve Minutes Motion (4/4)

Approve Treasurers report

- (UPA presented due to Charles Absence) Costs well in line with budget, Current Operating account is now at \$50,000 – recommended level is \$5,000. UPA recommends excess funds
- Board motion for 45,000 operating reserve CD (4/4). These funds are available in the event of need.

Approve Managers Report – (4/4)

Pool Passes – Passes will have unique numbers – numbers assigned to homes, UPA to maintain cross reference list. Passes will become permanent items – list will be updated to guards with valid numbers, UPA to bid work, E-Mail approval to BOD.

Review of path to school – widen and work for MOU (Memo of Understanding) with York County Schools to formalize access – UPA to make contact, receive bids for actions.

Board Moves for Adjournment (4/4)

Video System is operational -1 camera dead, 1 camera mount needs attention

Executive Session Closed

Homeowner Session Opened:

Meeting Closed and adjourned – Motion made and approved