

Random Oaks Homeowners Association, Inc.
Annual Members Meeting
May 16, 2002

Minutes

Call to Order: The meeting was called to order by Pat Viviani, President at 7:00pm

- **Verify Quorum** - It was verified that a quorum was present through attendance and proxies. Pat Viviani, Jim Thorpe and Rebecca Williams were the board members present. Robert Tankel, Attorney-at-Law and Pamela Pinner from McNeil Management were also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that meeting notice was posted 48 hours in advance of the meeting and homeowners received notification through the mail forty days in advance of the meeting.
- **Approval of Minutes** – Bob Tankel made a motion to waive the reading of the minutes from last year's annual meeting. The motion carries by unanimous vote of members. Mr. Tankel reminded everyone that at a membership meeting anyone can move or second motions.

Financials: Financials were reviewed.

- The bank account balances at April 30, 2002 were \$29,960.39 including 3 CD's of \$5,391.47, \$10,388.97 and \$5,000.00. The checking account balance is \$9,179.95.
- Current delinquencies are \$2,901.67 which represents 10% of the total budget.
- There are 16 active legal matters which is much less than a year ago. A few homeowners have moved into mortgage foreclosure. The directors, management and attorney are doing what's necessary to collect past due accounts using sound financial criteria.
- Pamela stated April expenses were \$3,488.61 which is an average monthly amount.
- P. Viviani moved to accept financials as read. R. Williams seconded. Motion Passed.

Unfinished Business

- R. Williams explained that sheds are not allowed per the documents. Old sheds are grandfathered in. She will take pictures of existing sheds and those homeowners will be notified that when homes are sold sheds must be removed. Realtors will also be told.
- P. Viviani explained need to repair Lindburg entry feature due to resident's vehicle hitting the front. The association covered the electric repair and will be reimbursed by Geico. An estimate for full repair of \$2,312.50 has been faxed to Geico.
- Recommendation from P. Viviani to discuss additional matters at board meeting next month. J. Thorpe seconded. Motion passed.

New Business

- Architectural Review Committee report was presented. There were 4 requests during April that were approved by the committee. Statement made that Random Oaks is only

community in the area with a low \$100.00 annual assessment and home values have increased.

- Ken Saulnier, watch committee chairman stated there had only been one break-in in the community. No other incidents were reported. The third safety training meeting is scheduled for June 4, 2002. Speeding will be discussed at the June 4 meeting.
- K. Saulnier reported that no progress has occurred with regard to sidewalks. P. Viviani asked manager to write letter to sheriff for Ken to review. Cover safety issues such as sidewalks and stop light on Watson.
- Manager sends new homeowners a welcome packet containing specific information about Random Oaks. Joan Spencer, social committee, will call to investigate welcome wagon.
- Election of Directors. One vacancy on board and no candidate forms received. Volunteers from the floor -- Jerry Pirri at 5707 Erhardt volunteered himself. Jerry is on the safety watch and deed restriction committees and attends community council mtgs. P. Viviani moved to accept the nomination. K. Saulnier seconded. Motion passed.
- Bob Tankel was thanked for his hard work. Janis Neill of the architectural committee received well wishes upon her home selling. She was thanked for her service on the committee.
- Pat Viviani thanked the other directors for their help over the past year. He was thanked for his service on the board and received best wishes upon his departure from the community.

Adjournment

- Pat Viviani moved for adjournment at 8:00pm. Jerry Pirri seconded. Motion passed.