

Meeting Minutes October 21, 2010
Random Oaks HOA

Call To Order

The meeting was called to order by President Petrick at 7:01 PM. A quorum was obtained with Mike Janssen and Petrick present. Also present was Melissa Fort of McNeil Management. Member Jerry Williams attended at 7:30 PM.

Confirm Timely Notice Of Meeting.

IT was confirmed that signs were posted in excess of 48 hours before the meeting, and that notices were mailed to homeowners.

Approval Of Minutes.

Janssen made motion to approve minutes as written, Petrick seconded, motion passed.

Committee Reports.

None

Financials.

Ms. Fort provided a summary of the financial statements, and stated that we were approximately \$6000 over budget mostly dues to the legal fees for our attempts to receive HOA dues from homeowners, and to enforce our deed restrictions.

Unfinished Business.

None

New Business.

The "sent notices", "Violations", and "Architectural Alterations" reports were reviewed. Janssen stated that we should put information on our website regarding artificial turf so homeowners have more knowledge of the type of turf we will allow.

2011 Budget Assessment was discussed, with Ms. Forte stating that because of a shortfall of income compared with our costs, she recommended a 15% increase in HOA dues for 2011. Discussion ensued as to any possible cuts to next years budget to lower expenses. Homeowner Hohn Bornman stated that he didn't want any increase in dues. Janssen stated that we should determine when our contracts are up with Sharpscapes and Aquatic Systems and get bids from other companies, but Ms. Fort stated that our contract with Sharpscapes started in July, and Petrick stated that we recently got competing bids for pond maintenance and Aquatic Systems was much lower in price than the other bidders. No expenses were sited that should be cut other than overlooking some violations that are not major, and if the homeowner has not complied with rectifying a violation, in order to cut some legal expenses. Janssen made a motion to increase dues for 2011 by 10%, for a dues fee of \$159.50. Williams seconded, motion passed unanimously.

Adjournment.

Janssen made a motion to adjourn at 8:20 PM. Williams seconded, motion passed