



Monthly Board Meetings

Date: June 4, 2018

Location: 1451 Monterey Drive

Members Present: Chris Meadows, Gene German, Steve Ward, Megan Maloney, Mary Hackett (Treasurer non-member), Deb Kelsey, Richard White, Troy Miller and Pat Abell (host)

Chris opened the meeting at 6:32 p.m.

Mary Hackett, Treasurer reported the Checking Balance is \$21,725.324 and the Savings Balance is \$19,948.77.

She also presented a Cash Flow Report for the period from July 1, 2017 through June 4, 201

Steve Ward, Commons Area Steve reported only tree removal pending. It has been pushed back due to all the rain and weather we have been experiencing. He has notified all the home owners. The cost will be \$2,280.00 - Mary mentioned that we are already \$2,500.00 over budget. The big willow tree behind 288 TND and cutting a tree at 1524 LFD were mentioned. The \$2,280 consists of four projects - two large trees and trimming branches on two other trees. Steve mentioned that he may have seen someone camping out in Commons Area "L" behind LFL and TND. Since the board members had two "bamboo parties" and removed a lot of bamboo, in Commons Area "C", Steve said that there have not been any reports of campers there.

Richard White, Architecture reported that two home owners have made requests for windows and siding and another on TND for windows. Since they were basic requests, Richard said that he didn't need to seek board approval and approved the requests. Richard reported that 1458 MD has not been resolved and he feels strongly that the home owner is stalling. Richard leaves the board and he knows that this will not be settled until the next board is established. He suggested taking a recorder to a meeting with the home owner and recording the discussion. Chris stated that we need to resolve this within a 30 day period. Richard leaving the board makes it, as he said, "a board decision".

Pat Abell, Secretary reported that we have done very well in gathering proxies both via the electronic proxy set up by Chris and paper proxies provided to the membership that doesn't have access to email or who requested a paper proxy. At this time about one-hundred-twenty of the one hundred-thirty-three members have voted! Today, Pat emailed a reminder to the email list and then he and his wife delivered a paper reminder to the members who don't use the email process.

Megan Maloney, Financial Secretary reports there are several home owners who are delinquent and prepared a list of the residencies. The total is \$11,100.26 over 20 home owners. Megan asked for some guidance regarding a few that are under \$10. Chris stated that he doesn't have a problem for small amounts less than \$10. Megan emailed everyone a reminder that they were past due. She recommends that we should go after the seven who are the most delinquent. Megan also gave to the Secretary four invoices for delivery and Pat said that he would take care of it on Tuesday, June 5th.

Presidents Report

The 2018 FSPHA Annual meeting will be held at the Jefferson-Madison Library Northside Branch meeting room.- 705 West Rio Road on Wednesday, 6 June 2018 at 6 PM (1800 hours). Chris reports that he will be using Power Point throughout the meeting.

The agenda will be basically: 1- determine if there is a quorum; 2- adoption of the minutes from the last FSPHA Annual Meeting, 3 -Treasurer's Report, 4- President will basically cover any differences with actual expenses versus budgeted through the year. 5-Proxy Vote (88% of the 133 membership voted) we

Date: 6/5/2018

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did not meet the threshold of 75% of 133 members to make the changes to the Declarations of Covenants Conditions and Restrictions, 6 proxy vote and discussion.

The three questions on the proxy form: Q3 Commons Area pretty much split, Q1 Cable almost a 50/50 split, Q2 Security about three to one that it is not a good use of funds.

A lengthy discussion of cable followed. Chris tried to get some quotes but was told to call back when the contract expires and they would provide actual figures. He basically feels that we would be better to wait until the contract expires and maybe let the membership decide after not having a contract with Comcast. Chris's wife did some work showing options for TV, TV + Internet or TV+Internet+Phone and will present that at the general meeting.

Chris is going to present two proposed budgets. One with cable service included and one without cable included.

The trash cost is going up to either \$2,660/month for 2 pickups per week or \$2,394/month for 1 pickup per week.

General Discussion regarding presentation order to be trash, budget then cable. There was a question regarding why or what we would be voting on at the annual meeting. Chris stated that he needs to present the data to the home owners. Mary stated that "the budget is presented at the annual meeting and is either accepted or rejected by the home owners". Chris will research whether the board votes on the budget and presents to the homeowners or if the home owners can vote on the budget at the annual meeting.

Chris, explained on the process of taking delinquent homeowners to court to get a judgment. There can be a bank levy and discovery or 'non-judicial foreclosure' and several other processes that exist.

Chris then asked if the different Committees would like to speak at the meeting.

Selection of two new board members to replace Gene German and Richard White. Chris is going to ask for 'special skills' i.e. Accountant, Contractor, Legal, etc. we would like to have a list of people who would volunteer to help with various areas through out FSPHA.

Chris, restated the flow of the annual meeting:

Chris welcomes and opens the meeting

1. Determine if we have a quorum

2. Minutes of June 2017 Annual Meeting approved

3. Officer presentations in this order: Treasurer, Financial Secretary, Commons Area. Architecture.

4. President will present in this order: Proxy, Survey, Legal, Trash Pickup & vote, Budget determination & vote, new board members & vote

5. Comments from the members present

6. Cable & vote

7. Close the meeting

More discussion regarding the annual meeting and voting processes. The board can raise the annual fee

Mary Hackett made a motion that there only be trash pickup one time per week. The motion was seconded by Steve Ward. A lively discussion followed regarding the difference between one and two pickups per week and the board voted unanimously to stay with trash pickup two times per week.

Pat asked what time and who will setup for the annual meeting at JMRL Northside Office. Chris, said he will be there no later than 5:30 p.m. (1730) and probably by 5:15 p.m. (17:15)

No time or date was set for the special follow-up meeting. That will be set on Wednesday, June 6, 2018 following the election/selection of the new board members and the next monthly meeting will be set at the follow-up meeting.

Register Report - Last 30 days

5/6/2018 through 6/4/2018

6/4/2018

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Date	Account	Num	Description	Memo	Category	Tag	Clr	Amount
BALANCE 5/5/2018								26,174.62
5/6/2018	Four Season...	2167	Algieri's Land...		Common are...			-1,400.00
5/6/2018	Four Season...	2168	Mary Hackett		Stationery			-9.48
5/9/2018	Four Season...	DEP	Homeowner'...		Homeowner'...			1,087.10
5/9/2018	Four Season...	DEP	Homeowner'...		Homeowner'...			592.00
5/11/2018	Four Season...	DEP	Homeowner'...		Homeowner'...			1,152.00
5/14/2018	Four Season...	DEP	Bank Of Ame...		Correction			74.00
5/15/2018	Four Season...	2169	Comcast		Cable TV Ser...			-4,397.76
5/21/2018	Four Season...	DEP	Homeowner'...		Homeowner'...			962.00
5/21/2018	Four Season...	2170	Sharon White		Common are...			-64.99
5/25/2018	Four Season...	DEP	Homeowner'...		Homeowner'...			1,290.33
5/30/2018	Four Season...	DEP	Homeowner'...		Homeowner'...			1,110.00
6/4/2018	Four Season...	BankAdjus	Adjustment T...					-1,250.00
6/4/2018	Four Season...	2171	Time Disposal		Trash Collecti...			-2,194.50
6/4/2018	Four Season...	2172	Algieri's Land...		Common are...			-1,400.00
5/6/2018 - 6/4/2018								-4,449.30

BALANCE 6/4/2018 **21,725.32**

Savings

19,948.77

TOTAL INFLOWS	6,267.43
TOTAL OUTFLOWS	-10,716.73
NET TOTAL	-4,449.30

6/4/2018

Cash Flow - YTD
7/1/2017 through 6/4/2018

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Category	7/1/2017- 6/4/2018
INFLOWS	
Homeowner's Dues	111,323.84
TOTAL INFLOWS	111,323.84
OUTFLOWS	
Uncategorized	2,977.90
Annual Fee	25.00
Cable TV Service	48,386.28
Common area maintenance	12,600.00
Doggie Bags	213.98
TOTAL Common area maintenance	12,813.98
Common area maintenance Half Of July	675.00
Common Areas And Weed Spraying	1,725.00
Common Interest Community Board	64.52
Correction	-93.73
Fence Repair	950.00
Gifts Given	70.00
Insurance	993.00
Mulch	750.00
Patrol	3,643.20
Printing	305.16
Refund Of Dues Overpayment	16.00
Seed, Etc.	100.00
Small Claims Court	294.00
Stationery	9.48
Trash Collection	24,139.50
Tree Work	6,850.00
TOTAL OUTFLOWS	104,694.29
OVERALL TOTAL	6,629.55