



Monthly Board Meetings

Date: April 3, 2018

Location: 1451 Monterey Drive

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

Members Not Present: Deb Kelsey and Megan Maloney

Chris opened the meeting at 6:31 p.m. (1831) Brief discussion regarding a hard copy of invoice for 1532 LFD. Chris had picked it up on Monday but had not delivered it at this time. Pat said that he would email a copy and if Chris wanted to also drop off the hard copy, 1532 LFD would just have two copies. Discussion regarding Comcast - Chris said he will address the issue in the newsletter. He has a committee of three looking into it and will have the committee report at the next board meeting. The committee will look into competitor options, group pricing, etc.

Megan Maloney, Financial Secretary No report.

Mary Hackett, Treasurer reported the Savings Balance is \$19,948.44 and the Checking Balance is \$23,795.84 She reported that she made an adjustment to balance to Quicken. Chris will advertise for Mary's replacement in the next newsletter. Discussion followed regarding the history of the treasurer's position and duties. Mary is comfortable serving until June 30, 2018. Chris mentioned that there are two residences that have sale contracts , 293 TND & 1497 LFD, that we need to get closing information for the sale closing.

Steve Ward, Commons Area Steve reported 1495 LFD, 1498 LFD, 288 TND have tree questions and we need to determine if trees are in common area or on the residence property. Talked with Nick Algieri and he is happy with contract and has been in the area more frequently than required. Algieri would like to have all the FSPHA tree work and would give FSPHA a 5% discount on the Commons Area contract. Steve would like to have him to bid on some of the upcoming tree work. Discussion regarding the effective ability to make such a commitment. Algieri will begin trimming ivy off trees and fences. This led to discussion regarding the repair/replacement of the wooden FSPHA fences. Mary commented that combining the common area maintenance and tree work we are not too far over budget. Discussion of home owners trimming/cutting branches and leaving the limbs in the common area.

Richard White, Architecture Nothing to report. There was brief discussion regarding what could or should be done regarding the unauthorized window installation at 1458 MD. Chris said that we could write a "demand letter" outlining the discrepancy and ask for a response.

Pat Abell, Secretary Pat reported that he had received two requests for "Closing Packets" for real estate closing and forwarded those requests to the president, treasurer and financial secretary. There are two residences under contract: 293 TND and 1497 LFD. Chris said that he would take care of them and that there will be a place on the web site for obtaining the required information.

Presidents Report Regarding the next FY Budget, he already has the quote from Algeri for next year. Will get a quote for security for the next FY Budget. 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 plans on requesting proxies in May for these three main items:

- 1) Covenants, Declaration Changes and Updates
- 2) Decision Point for Cable
- 3) Decision Point for Security

Chris plans to gather proxies electronically and using "post card" mailers which will have to go out twice. First, to announce and second, to remind. Pat will provide the address information for the 133 residences.

Discussion regarding obtaining a professional management company for FSPHA. The presentation at the 2017 Annual Meeting was not properly prepared and poorly presented. Chris will contact some management companies to quote on 133 residences.

Chris mentioned that he has been notified that he may be reassigned from his current military assignment which would cause him to leave the area. Originally, he came expecting to serve here for two years but the military can change those assignments.

Meeting adjourned at 7:40 p.m. (1940)

Next meeting at 6:30 p.m. Wednesday, 9 May 2018 at Chris Meadows 1503 Lake Forest Drive