August 25, 2014

HOA Committee Meeting

Start: 7:00 PM

Roll Call

- HOA Board: Brian Owoseni, Mike Bond, Caleb Townsend
- Property Management Company: Nate Fotheringham w/ Rockworth Management Co.

Concrete Replacement

The bid was discussed with the rep from Ridge Rock. It was decided to contact all owners and get each of their approvals before doing work on their driveways. Make and models of vehicles will be obtained so owners can park in the designated visitor parking for the 2 weeks that will be needed to complete work and allow for the concrete to fully set up. Nate will look at map to see if there are any driveways that were classified as 4's that should be done at the same time as the 5's to save on saw cutting cost. Nate to address in letter that only driveways classified as 5's will be done this year.

Last Month's Minutes

The minutes from July meeting were reviewed.

Budget

The final draft of the 2015 budget was reviewed by members of the Board. It contains minor differences in future expenses such as cable and insurance compared to current year. The allocation of funds for the reserve account was discussed; with the goal of increasing the amount saved each month in accordance with the reserve study performed last year. The budget will be submitted at the Homeowner's Meeting for approval.

Landscape Maintenance

Nate updated the board on his contact with the landscaping company to ensure the sprinklers were in good working order. Mike and Nate will look over landscape repair needed. The landscaper has cut back watering with the excess of rain that we have had in the past few weeks. He also takes care of filter for the secondary water. Nate will let owners know we are shutting off the water because of the

rain and standing water conditions. Nate met with Slow the Flow tech and they recommended the same sprinkler times as our landscaper has been using.

Pool Closing

The closure date for the pool was set to be on September 15th.

Annual Meeting

First meeting set for September 24th. If not enough owners at meeting, tentative second meeting is set for September 29th. Elections, budget, concrete work, and landscaping will be addressed in meeting.

July Financials

Financial numbers were compared to budget for July. The variances for postage and legal fees were discussed. The board and Nate went over the collections list.

Other Business
The city will take care of street lights that are out. We will follow up on this progress next meeting.

Owner Concerns
N/A.

Conclusion
The next meeting will be the annual meeting set for September 24th and notification will be provided to homeowners. August financials will be reviewed in September 29th meeting.