

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: November 17, 2005
Place: Parker Senior Center
Attendees: President – Leonard Price – Present
Vice President – Brian Sjogren – Present
Treasurer – Charles Dohnalek - Present
Secretary – Kris Sutton – Not Present
Member at Large – Sharon Roybal – Not Present
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 6:58pm.

2. Approval of Minutes

The minutes from October 2005 board meeting were presented for approval as they are. Len motioned for approval and Charles seconded the motion. Motion approved.

3. Officer/Committee Reports

Architectural Control Committee –

No ACC report given due to the fact that all member of the committee resigned. Anyone interested in participating on this committee please contact the management office.

Roads & Grounds Committee – Len Price

Tree Damage – We received the first bill for the clean up of the tree limbs. It was approximately \$8000 and the landscaping company agreed to deduct \$2000 and we would forego the 2nd shrub trim of the year. The landscaping company also suggested that we need a tree specialist to look at the trees.

CAI Meeting – Charles, Len and Laura attended the Annual Meeting and Conference for Community Assn Institute this past Saturday. We were able to gain information through seminars and vendor contacts.

Painting – We walk tomorrow with the engineer and contractor for the walk thru on the final buildings of the painting project. It is imperative that each of you check your units for any final touch-up issues that are incomplete. We will be required to release the retainage unless you know that something hasn't been completed.

SB (Senate Bill) 100 – It was started to protect the homeowners from over-aggressive HOAs. It ended up being a mediation between the 2 so that it was fair to both sides. They are still working on more revisions. It goes into effect on January 6, 2006. You can go to www.caionline.org to find the actual bill. There were some concerns by homeowners regarding their rights in relation to the American flag, political signs, emergency vehicles, information that the HOA must provide, etc.

Holiday Decorations – The rules regarding the installation holiday decorations will be in the mail soon. You may put the decorations up the day after Thanksgiving and they must be removed approximately the 2nd weekend in January 2006.

Pine Drive Annexation – There are plans to build 65 homes which will border the north side of our property. Len has registered some concerns. Their Plot A adjoins our property to the north of Briarwood and the easterly end of Rosewood Court. A list of the homeowners that are interested in attending the meeting must be submitted to the City by 11/23. Len will submit this list. Building is to begin sometime this summer.

Victorian Drive – Just a reminder that Victorian Drive from Parker Rd to Pine Dr is to be closed to through traffic for the Christmas Parade.

Free Mulch – You are able to go to Salisbury Acres to get free mulch for as long as it lasts.

Water Bill – We had the meters replaced on Victorian Way and Longs Way that we spoke about at the last meeting. The meters tested ok and we were charged \$100 per meter to have them replaced. We have another one up on Summerset Lane and will be contacting the water department to have this meter tested. Len is meeting with Ann Peppin at PWSD to discuss these bills and try to determine why the usage bounces all over the place. Our bills last month \$37,000 and this month they are approximately \$30,000. Our irrigation systems were shut down mid-October.

Financial Report – Charles

Charles informed the homeowners and board that we are still in the black regarding the painting project and we are coming to the end. Homeowners can review the summary page and see that everything on the common expense budget.

CAI Conference – Charles stated that he attended different seminars from Len. The seminars that he attended were directed toward the financial side of the HOA. Everyone anticipates a large increase in cost of operation due to hurricanes, etc. especially the insurance costs and anything that is affected by the cost of fuel. We feel that we planned well enough that we should be ok. Also, spoke with another HOA about how they were able to dramatically improve their financial situation. They purchased several of the foreclosed units in their HOA and used them as rental units. They were able to improve their financial situation dramatically.

Homeowner Communications –

Donna Settle stated she has a problem with her gate latch when frozen. She was instructed to contact the HOA office to make sure there is a work order generated

David Brittan stated that there are still stumps in his front yard where they cut down a fallen tree. The landscapers will be contacted to have them remove the stump.

Marshall Allen asked if all Reserve Fund Expenses listed on the Financial Summary are related to painting project. Charles confirmed they are.

Diana Wilkerson stated that the tree at the north end of her building needed to be retrimmed and the end of the building repainted. The tree scraped against the end of the building and damaged the paint job.

Drawing of Account Credit

The monthly drawing for the \$200 credit was done. The homeowner of the account that was drawn from the container was not present at the meeting therefore, the amount for the next meeting will be a \$300 credit.

Old Business –

No old business to discuss.

New Business –

No new business to discuss.

Reminder: There will be no December meeting due to the holidays.

The meeting was adjourned at 7:45 pm.