

**Timberlake - Spotsylvania Homeowners Association
Board of Directors Meeting
Landmarc Real Estate
March 17, 2011**

Directors present: John Harris, Sylvia Williams, Louise Bourret and Carmen Billings (Tony Andrew was absent). 4 homeowners were present. Ms. Gail Fernett and Mr. Mark Maynard from Landmarc were present.

1. Call to order and Introductions

Board meeting called to order at 7:05 pm by Mr. Harris, President. Introductions are made by the Board and the homeowners.

2. Approval of Agenda

Ms. Bourret made a motion to approve the Agenda. The motion was seconded by Ms. Billings and approved unanimously.

3. Resident Forum

A resident enquired about violation letters, street lights, enforcement of assessment, nature trail, beaver dam, unsightly maintenance outside of fences along Massaponax Church Road, and playground on Hickory Hill. All questions were answered by either the members of the Board or the Management Company.

4. Approval of Meeting Minutes

November 18, 2010: Ms. Billings made a motion to adopt the Minutes from November 18, 2010. The motion was seconded by Ms. Williams and approved unanimously.

5. Officers Reports

President's report: No president report.

Treasurer's Report: No treasurer report.

Audit Draft for 2010: The Board members commented on the Audit Draft. Ms. Bourret made motion to approve the Audit Draft for 2010. The motion was seconded by Ms. Billings and approved unanimously.

Other Officers Report: No report from the Officers.

6. Committee Report

ACC Report: No report from the ACC. Mr. Maynard added he had no issues to discuss.

7. Manager Report

Action Item List: The Board reviewed and commented each item on the list.

Egg Hunt: Ms. Fernett mentioned that the Insurance certificate was received for the Easter Egg Hunt. Ms. Billings made a motion to approve the Easter Egg Hunt be held at the Overview Playground, considering the Insurance certificate received. The motion was seconded by Ms. Williams and approved unanimously.

Board Meeting Space: Mr. Maynard explained he was able to secure the Classroom A&B at Spotsylvania Regional Medical Center for 3 months (March, April and May) and that it can be renewed in May for another 3 months. There is no charge for the room.

Update on Boat Parking: Mr. Maynard mentioned he went through the ACC approvals and did not see any for that boat parking. Enforcement will follow.

Insurance Proposals: Mr. Maynard went through the 3 proposals he got from 3 different insurance companies. Mr. Harris mentioned that the proposals should include the new playground added on Hickory Hill as well as the replacement for the main entrance sign. Mr. Maynard will get new quotes for the next meeting.

2011 Spring Community Inspections (discussion): Mark said to the Board he will do what needs to be done. There is a lot of work to be done outside for most of the homeowners. A postcard will be sent to the homeowners to remind them of the work that needs to be done in the spring and that enforcement will start in April. Ms. Williams mentioned that it would be nice to get a large container for a week-end so that homeowners can get rid of large item. Ms. Williams made a motion to pay up to \$100 to get either a trash service or a container for collection of large trash items. The motion was seconded by Ms. Bourret and approved unanimously.

8. Old Business

Massaponax Church Road Project (discussion): That item was discussed in the action item list.

9. New Business

New Board Members Confidential Statement: Form was signed by the Board members.

Board work books (distribute to new BOD members): The Board work books were distributed to the 2 new Board members.

2011 Board Roster (Members & Terms): The Roster is revised by the Board members.

10. Executive Session

At 8:15 pm, Mr. Harris made a motion to enter Executive Session to discuss Collections and Violations. The motion was seconded by Ms. Williams and approved unanimously.

At 8:35 pm, Ms. Bourret made a motion to exit Executive Session and certify that the only items discussed were limited to those authorized. The motion was seconded by Ms. Williams and approved unanimously.

11. Adjourn

The meeting was adjourned at 8:40 pm.

Timberlake - Spotsylvania Homeowners Association
Board of Directors Meeting
Landmarc Real Estate
April 21, 2011

Directors present: John Harris, Louise Bourret, Anthony Andrew and Carmen Billings (Sylvia Williams was absent). 2 homeowners were present. Ms. Gail Fernet and Mr. Mark Maynard from Landmarc were present.

1. Call to order and Introductions

Board meeting called to order at 7:00 pm by Mr. Harris, President. Introductions are made by the Board and the homeowners.

2. Approval of Agenda

Mr. Andrew suggests adding a discussion about 2 vacant lots on the agenda under New Business. Ms. Bourret made a motion to approve the Agenda. The motion was seconded by Ms. Billings and approved unanimously.

3. Resident Forum

Some questions raised by the homeowners are answered by the Board and the Management Company.

4. Approval of Meeting Minutes

November 18, 2010: Ms. Billings made a motion to adopt the Minutes from March 17, 2011. The motion was seconded by Mr. Harris and approved by majority (one member abstained).

5. Officers Reports

President's report: Mr. Harris asked that an ad be posted in the Free Lance Star for the Yard Sale coming on May 14th, as well, as an ad on Craigslist. Mr. Maynard will take care of the ad in the Free Lance Star and Ms. Bourret will take care of the ad on Craigslist.

Treasurer's Report: No treasurer report.

Other Officers Report: Ms. Bourret asked how the election signs will be treated on homeowners yards. Mr. Harris mentioned that only one sign will be accepted on a homeowner's yard, until the elections. No other officers report.

6. **Committee Report**

ACC Report: Mr. Maynard reported that only regular requests were approved.

7. **Manager Report**

Action Item List: The Board reviewed and commented each item on the list. A discussion ensued about re-bidding the grass-cutting contract, which was then dropped. Mr. Christian Daniels from Back 9 Landscaping joined the meeting and explained what he tried to have the grass grow in several areas, which have so far failed. He explained all his plans for growing, including hydro-seeding. Mr. Daniels then talked about the Beaver Dam and maybe removing the nest. Mr. Harris explained that the nest would be re-built in no time and that the members of the Board had discussed the situation before, and as long as the Beaver Dam does not cause any problems to this neighborhood, we will continue to simply monitor it. Mr. Daniels then talked about the erosion at the playground on Overview Dr. and a problem with the culvert on Massaponax Church Road at the main entrance. After a discussion, it was agreed to table this subject until the Massaponax Church Road project is resolved. Mr. Daniels then left the meeting.

The members then discussed the situation with the picnic table at the playground on Overview Dr., that seems to change place on a regular basis. A few solutions are discussed and Mr. Andrew made a motion was made to spend up to \$250 to bolt the picnic table down in concrete where it belongs. The motion was seconded by Ms. Billings and approved unanimously. It was mentioned that Mr. Maynard will send the Board members the plans to bolt the table and a majority will vote on the plans by e-mail. If the cost is more than \$250, the subject will come back at the next meeting.

Mr. Harris then mentioned that at the playground on Hickory Hill, near the spring rider, there is a place where the concrete footing is showing and could be dangerous. Mr. Harris made a motion to spend up to \$50 to add much to that area. The motion was seconded by Ms. Billings and approved unanimously.

Insurance Proposals: The vote was done by e-mail by the members. Mr. Andrew made a motion to approve Travelers as our insurance provider. The motion was seconded by Ms. Billings and approved unanimously.

2011 Spring Community Inspections (discussion): Mr. Maynard explained that since the postcard that was sent to all homeowners, he has seen improvement as far as yard cleaning, but he has seen very little improvement as far as shutters and painting improvement, so he will start sending letters.

8. **Old Business**

Massaponax Church Road Project (discussion): That item was discussed in the action item list.

9. New Business

Final Audit for 2010: Changes were made to the report and the letter was signed. This subject is closed.

Christian Daniels / Back 9 Landscaping: That item was discussed in the action item list.

10. Executive Session

At 7:35 pm, Ms. Billings made a motion to enter Executive Session to discuss Collections and Violations. The motion was seconded by Ms. Bourret and approved unanimously.

At 9:00 pm, Ms. Bourret made a motion to exit Executive Session and certify that the only items discussed were limited to those authorized. The motion was seconded by Mr. Andrew and approved unanimously.

After exiting Executive Session, Ms. Bourret made a motion to approve the following decisions. The motion was seconded by Mr. Andrew and approved unanimously:

- Lot *** – Request to waive \$15.00 late fee denied.
- Lot *** – Request to waive \$14.34 in reimbursement charge was denied.

11. Adjourn

The meeting was adjourned at 9:00 pm.

Timberlake - Spotsylvania Homeowners Association
Board of Directors Meeting
Landmarc Real Estate
May 19, 2011

Directors present: John Harris, Louise Bourret, Sylvia Williams and Carmen Billings (Anthony Adnrew was absent). 2 homeowners were present. Mr. Mark Maynard from Landmarc was present.

1. Call to order and Introductions

Board meeting called to order at 7:00 pm by Mr. Harris, President. Introductions are made by the Board and the homeowners.

2. Approval of Agenda

MMr. Andrew suggests adding a discussion about 2 vacant lots on the agenda under New Business. Ms. Bourret made a motion to approve the Agenda, after changing the order of the subjects. The motion was seconded by Ms. Williams and approved unanimously.

3. Resident Forum

Some questions raised by the homeowners are answered by the Board and the Management Company.

4. Old Business

Christian Daniels/Back 9 Landscaping: Mr. Daniels explained that the hydro seeding is working and grass is growing. He mentioned that these areas will not be mowed for a little while to let the grass settle. He also answered some questions by the Board and the homeowners.

5. Approval of Meeting Minutes

April 21, 2011: Ms. Williams made a motion to adopt the Minutes from April 21, 2011. The motion was seconded by Ms. Billings and approved unanimously.

6. Officers Reports

President's report: Mr. Harris reported that the yard sale's weather was not ideal, but some people still did it. The trash container was a huge success and the Board will be thinking about doing it again.

Treasurer's Report: The Treasurer being absent, no report was made. No comments from the other Board members on the Financials from March 2011..

Other Officers Report: Ms. Williams reported that the Postcards were a great idea to advertise the trash container and she had great reviews from neighbors. No other officers report.

7. Committee Report

ACC Report: Mr. Maynard reported that only one request was approved, for a minor fence line correction. He reported he got questions about the raised beds, and if they should be treated like retaining walls, and if the ACC Rules should be modified. The Board discussed the matter and decided to leave the ACC Rules the way they are, but will ask Mark Williams to take pictures of the raised bed if they seem to be unreasonable. Mr. Maynard also asked about compost bins. The Board told him to take pictures if they are visible.

8. Manager Report

Action Item List: The Board reviewed and commented each item on the list. The Board asked Mr. Maynard to send a letter to the County reminding them that the ball is in their camp about the Massaponax Church Road Project. The Board also discussed the Appraisals and the price comparison between the different options.

9. New Business

Art and Sign FX: Mr. Maynard contacted them to get an estimate of replacement cost of monument at the main entrance on Overview, in view of the Massaponax Church Road Project. Art and Sign FX provided an estimate that did not include a lot of information, and also sent an invoice for \$250 for the estimate. Mr. Maynard called and talked to manager, they agreed to reduce the price to \$175 and provide a more detailed estimate, although Mr. Maynard had not received the reviewed invoice so far. A discussion ensued. Mr. Harris made a motion to ask Mr. Maynard to briefly call Art and Sign FX and tell them that a more detailed proposal would not be necessary, and leave the situation as it is. The motion was seconded by Ms. Bourret and approved unanimously.

Overview Playground Picnic Table: Mr. Maynard presented 2 options. The Board discussed the documents and Landmarc's option seems better, but the price is too high for digging a 2 feet hole. Mr. Harris made a motion to offer Landmarc up to \$100 to do the work. The motion was seconded by Ms. Billings and approved unanimously.

Mr. Harris mentioned he found the engineering work and County Approval for the playground at Hickory Hill, when the project was under review. These documents were given to Mr. Maynard to put in the ACC records.

10. Executive Session

At 8:05 pm, Ms. Bourret made a motion to enter Executive Session to discuss Collections and Violations. The motion was seconded by Ms. Williams and approved unanimously.

At 8:35 pm, Ms. Billings made a motion to exit Executive Session and certify that the only items discussed were limited to those authorized. The motion was seconded by Ms. Williams and approved unanimously.

After exiting Executive Session, Ms. Bourret made a motion to approve the following decision. The motion was seconded by Mr. Harris and approved unanimously:

- Lot *** – Payment plan proposed by the homeowners is accepted.

11. Adjourn

The meeting was adjourned at 8:35 pm.

Timberlake – Spotsylvania Homeowners Association

Board of Directors Meeting

Landmarc Real Estate

June 16, 2011

The June board meeting was called to order at 7:01pm on June 16, 2011 at the Landmarc office. The board members present were Sylvia Williams, Carmen Billings, Anthony Andrew. The board members absent were Louise Bourret and John Harris. Mark Maynard represented Landmarc.

Treasurer's report – Tony did not have any concerns.

Architectural Control Committee (ACC) report – Mark Williams

There was a review/reminder of the following:

no underground pools

Inflatable seasonal pools are permitted in fenced yard with ACC approval screening fences and gates must be w/in VA laws.

Ensuring residents abide by county and state requirements.

Mark will provide pictures of front yard beds, gardens, compost pile for the board to review.

There are no pending ACC applications with concerns.

Managers report – Mark Maynard

1) Mark M. presented draft letter to send to Ms. Golden. Tony made motion we proceed and send the letter. Carmen seconded. Motion approved.

2) Mark M. spoke with 3 different contractors. He is receiving 3 proposals.

3) Mark M. presented several options we can consider for appraisals on the Massaponax Church Road project. A summary report will be \$2000 – 3000. The shortened report will be \$2000. A review of the county report will be \$175/hour. The consensus of the board is to wait for response from sending the letter to Ms. Golden.

4) Landmarc can get the work done for \$100 for concrete and lbolt. Tony made motion to spend no more than \$50 for chain and padlock. Sylvia seconded. Motion approved.

5) Mr. Hale agreed to have sink holes with stone.

Old Business

Back9 – some grass is growing slowly.

New Business – none

Executive Session motion by Tony and seconded by Carmen.

7:55pm enter executive session

Motion to leave executive session made by Tony and seconded by Carmen.

Motion to adjourn by Tony and seconded by Carmen.

8:03pm meeting adjourned.

Timberlake - Spotsylvania Homeowners Association
Board of Directors Meeting
Landmarc Real Estate
July 21, 2011

Directors present: Sylvia Williams, Louise Bourret, Anthony Andrew and Carmen Billings. 1 homeowner was present. Mr. Mark Maynard from Landmarc was present.

1. Call to order and Introductions

Board meeting called to order at 7:00 pm by Ms. Williams, Vice-President.

2. Approval of Agenda

Mr. Maynard mentioned that the Board has to add the resignation of Mr. Harris under New Business. Ms. Bourret made a motion to approve the Agenda, after adding the new subject. The motion was seconded by Ms. Williams and approved unanimously.

3. Resident Forum

Some questions raised by the homeowners are answered by the Board and the Management Company. Mr. Maynard gave an update on beaver dam (manmade). He said it extends further now and added that it's manmade but beavers are now living there. He explained that he talked with a professional in this field and the dam could eventually create damage to the road. He proposed to schedule an appointment with Swamps LLC to walk with them and also get a quote to remove the manmade part of the dam, but not touch the beaver dam itself.

4. Approval of Meeting Minutes

June 16, 2011: Mr. Andrew made a motion to adopt the Minutes from June 16, 2011, with one correction. The motion was seconded by Ms. Billings and approved at a majority of 3 to 1 (1 member abstained).

5. Officers Reports

President's report: Mr. Harris was absent. No report.

Treasurer's Report: No report from Mr. Andrew, however Mr. Maynard mentioned that he will be working on next-year's budget in the near future.

Other Officers Report: No report.

6. Committee Report

ACC Report: One patio approved, one fence, and one application for seasonal above-ground pool (inflatable), contingent to County approval.

7. Manager Report

Action Item List: The Board reviewed and commented each item on the list. According to Ms. Williams, picnic table is now gone. Mr. Maynard will do a police report. Mr. Maynard also mentioned that there is erosion on the hill (which is VDOT lot). He talked to VDOT and a crew will come back to fill with stone and take care of the issue..

8. New Business

Mr. Harris' resignation: The Board received Mr. Harris' resignation. Ms. Bourret made a motion to accept such resignation. The motion was seconded by Ms. Billings and approved unanimously. Ms. Williams, explained that the Covenant mentions that the Board is authorized to replace a member of the Board and reorganize as need be. One homeowner present, Ms. Tina Smith, mentioned that she would be interested to serve on the Board. After discussion, the Board accepted the Ms. Smith's application and decided on a new organization. The new Board is now as follows:

Louise Bourret, President
Anthony Andrew, Vice-President
Sylvia Williams, Treasurer
Carmen Billings, Secretary
Tina Smith, Director at large

Website: Safety Notes will be added to the Safety Tips section. A discussion ensued about putting the Covenants on the website. The size of the document will be evaluated to see if any cost would be attached to putting such a large document on the website. This item will be put on next month's agenda for further discussion.

9. Executive Session

At 7:50 pm, Ms. Bourret made a motion to enter Executive Session to discuss Collections and Violations. The motion was seconded by Ms. Billings and approved unanimously.

At 8:55 pm, Mr. Andrew made a motion to exit Executive Session and certify that the only items discussed were limited to those authorized. The motion was seconded by Ms. Smith and approved unanimously.

After exiting Executive Session, Mr. Andrew made a motion to approve the following decision. The motion was seconded by Ms. Bourret and approved unanimously:

- Lot ? – Leave as is, and make sure to keep lien on house.
- Lot 260 – Write-off amount.

10. Adjourn

The meeting was adjourned at 8:05 pm.

**Timberlake - Spotsylvania Homeowners Association
Board of Directors Meeting
Landmarc Real Estate
August 18, 2011**

Directors present: Sylvia Williams, Louise Bourret, Tina Smith, and Carmen Billings. 1 homeowner was present. Mr. Mark Maynard from Landmarc was present.

1. Call to order and Introductions

Board meeting called to order at 7:02 pm by Ms. Bourret, President.

2. Approval of Agenda

Ms. Bourret requested the addition of website maintenance as an agenda item. Ms. Billings made motion to approve the agenda with one additional item about the website. The motion was seconded by Ms. William and approved unanimously.

3. Resident Forum

Mark Williams expressed concern about thru trucks. Mark Maynard will check with VDOT policy and guidelines.

4. Approval of Meeting Minutes

Ms. Billings made motion to approve July meeting minutes with the removal of Old Business Back9 Landscaping item. The motion was seconded by Ms. Williams and approved unanimously.

5. Officers Reports

No report.

6. Committee Report

ACC Report: There are several pool applications this year. One has been approved so far. Other requests are being reviewed.

7. Manager Report

Action Item List: The Board reviewed and commented each item on the list.

On the Massaponax widening project our inquiry will result in revised plans for the plat and storm water system. Consequently there will be a revised appraisal with a revised offer.

The picnic table has been moved and secured to its proper site.

8. Old Business

It is feasible to put electronic version covenants can be moved to website. Ms. Bourret made a motion to place the documents on the website. The motion was seconded by Ms. Williams and approved unanimously.

9. New Business

Ms. Williams found dead cat. She was advised to call animal control.

A few members attended the walkthrough of the pond to discuss the impacts of the beaver dam. We will review Swamps LLC recommendations at next meeting. The Board felt we need another professional recommendation. Board requested Mark Maynard contact state water quality board to look at the pond. Then contact two more vendors.

Ms. Williams reported that soccer posts and net are heavy and leaning. They need to be anchored down. Mark Williams used chains and dog stakes last year. He is willing to do that work. Mark Maynard will price the following: 2 soccer nets, 2 basketball hoops, and anchors. There will be an email vote so we can be completed in a timely matter for soccer season. The board wants to maximize safety for the players.

10. Executive Session

At 7:51 pm, Ms. Bourret made a motion to enter Executive Session to discuss Collections and Violations. The motion was seconded by Ms. Billings and approved unanimously.

At 8:05 pm, Ms. Bourret made a motion to exit Executive Session and certify that the only items discussed were limited to those authorized. The motion was seconded by Ms. Billings and approved unanimously.

No motions were taken during executive session.

11. Adjourn

The meeting was adjourned at 8:05 pm.

**Timberlake - Spotsylvania Homeowners Association
Board of Directors Meeting
Landmarc Real Estate
October 20, 2011**

Directors present: Sylvia Williams, Louise Bourret, Tony Andrew, and Carmen Billings. 3 homeowners were present. Mr. Mark Maynard from Landmarc was present.

1. Call to order and Introductions

Board meeting called to order at 7:00 pm by Ms. Bourret, President.

2. Approval of Agenda

Ms. Billings requested to add to new business setting the location for annual meeting. The agenda was approved by consensus.

3. Resident Forum

The homeowners brought numerous neighborhood incidents to board's attention. The homeowners were encouraged to report vandalism and crime to law enforcement and report disrepair of property to Mark Maynard, our Landmarc manager. The recent explosions incident would be discussed later in the meeting.

4. Approval of Meeting Minutes

No comments on August. Mr. Andrew made a motion to approve the minutes for August 2011. The motion was seconded by Ms. Williams and approved unanimously.

5. Officers Reports

President – Ms. Bourret reported that there have been homemade explosions by the playground. Police and Fire Marshal were involved in the investigation. Law enforcement will be monitoring the area.

Treasurer – Ms. Williams reported Mark Maynard has made the 2012 budget available for our review. She noted \$3000 savings on reserves. Board members need to review the 2012 budget for next meeting's approval.

Mr. Maynard reported that Back9 will hold their contract at 2010 price and Landmarc will hold their contract at 2010 price.

6. Committee Report

ACC Report:

There is one request pending concerning a drainage easement. The county zoning needs to address this request. There are no other ACC concerns with recent requests.

7. Manager Report

Action Item List: The Board reviewed and commented each item on the list.

#1 – Massaponax Church Road widening project – The details for the larger land parcel changes are being mailed to Landmarc. The smaller land parcel will not involve any changes.

#3 – All sports equipment was approved to be purchased.

#4 – Beaver ponds – The board has received numerous estimates and professional assessment of the situation with the beavers, dams and ponds. There has not been any threat to our neighborhood with the recent heavy rains. At this time the board does not plan to take any more action. Board requested the action item closed.

8. Old Business

9. New Business

Graffiti – The county has been notified and they will handle cleaning up those areas. The board discussed the landscaping contract with Back9. The board is requesting the contract price in writing for us to sign at the next meeting.

Ms. Williams commented on the car parking in path. Should the board consider adding barrier posts with the sign to block the bike path to keep out vehicles?

Ms. Billings recommended that we request Spotsylvania Regional Medical Center for our annual meeting in January. The room is the right size for our annual meeting and would be less costly than the elementary school. Mark Maynard agreed to contact the center to reserve that date.

10. Executive Session

At 8:19pm the board entered executive session.

At 8:51 pm, Mr. Andrew made a motion to exit Executive Session and certify that the only items discussed were limited to those authorized. The motion was seconded by Ms. Billings approved unanimously.

No decisions were taken during the executive session.

11. Adjourn

The meeting was adjourned at 8:53 pm.

**Timberlake - Spotsylvania Homeowners Association
Board of Directors Meeting
Landmarc Real Estate
November 17, 2011**

Directors present: Sylvia Williams, Louise Bourret, Tina Smith, Tony Andrew, and Carmen Billings. Eight homeowners were present. Mr. Mark Maynard from Landmarc was present.

1. Call to order and Introductions

Board meeting called to order at 7:00 pm by Ms. Bourret, President.

2. Approval of Agenda

Ms. Bourret requested to add website changes to new business. Ms. Billings moved approval of the agenda with the website item addition. Ms. Williams second. Approved.

3. Resident Forum

There is a monster truck parked Andrews Mills road. Mark Maynard has reviewed the situation. Littering and glass are at the basketball court. We need to depend on homeowners to keep costs down. The group considered a suggestion to dedicate the first Saturday 0900 of every month volunteers meet in the common area for a cleanup of the common area. Ms. Bourret will put an invitation on the website.

4. Approval of Meeting Minutes

Ms. Bourret moved, Ms. Williams second to approve the October meeting minutes. Motion approved.

5. Officers Reports

Treasurer's report – Ms. Williams encouraged homeowners to view the budget and attend the annual meeting. Move by Ms. Williams and second by Ms. Billings to approve budget and keep annual dues at \$149 with no dues increase. Approved.

Ms. Smith asked about postage and website maintenance. The board agreed to consider reviewing other website maintenance contracts to see if there could be a cost savings. The board asked Landmarc to solicit bids for website maintenance and bring those bids to the next board meeting to review.

6. Committee Report

ACC Report: There is one application pending for deck and shed.

7. Manager Report

Action Item List: The Board reviewed and commented each item on the list.

Items 1 and 2 – Massaponax Church Road project – Mr. Curtis and Mr. Bourne came to speak and answer the association’s concerns with the project.

3 – Sports equipment supplies have been purchased and will be installed.

4 – beaver ponds – item closed last meeting.

5 - Removable bollards for Hickory Hill walking trail will be considered once we have bids.

8. Old Business

The Back9 landscaping contract for 1/1/2012 to 12/31/2012 was reviewed. Mr. Andrew moved to approve. Ms. Bourret seconded. Motion approved.

9. New Business

Massaponax Church Road project

Mr. Curtis and Mr. Bourne addressed the concerns presented by the association.

Fence and signs – There will be notes on plan to leave fence and sign alone. Landscaping damages will be compensated.

Island at the entrance must be removed. It will be rebuilt with a curb and filled with dirt.

Then the board can schedule landscaping.

There will be temporary basin for construction activities and then filled in after construction. During construction the association does not own the property and will not be liable for accidents.

Access to the neighborhood will be maintained.

Ms. Bourret made motion to approve Massaponax Church road project and appraisal as presented. Seconded by Ms. Williams. Approved.

Mark Maynard presented proposed 2012 board meeting schedule which included the annual meeting. The annual meeting is scheduled for January 19. He has petitioned the hospital for the meeting room. The board requested the following speakers: Frank Carona from the sheriff’s office; Fire department on the topic of fire safety and prevention; efficiency for homeownership. Mark Maynard proposed including the 2012 meeting schedule in the assessment mailing. The board approved. Ms. Williams and Ms. Smith volunteered to get free gift card for incentives for annual meeting attendance drawing.

Ms. Bourret requested adding a “Lost and Found” section to the association website. Mr. Andrew moved and Ms. Bourret seconded. Approved.

December meeting – the board plans to not meet. If an issue comes up, Mr. Maynard will let us know if we need a December meeting.

10. Executive Session

At 8:23 pm, Ms. Bourret opened Executive Session to discuss Collections and Violations.

Ms. Billings moved to enter executive session Ms. Williams seconded.

At 9:16 pm, Ms. Bourret made a motion to exit Executive Session and certify that the only items discussed were limited to those authorized. The motion was seconded by Ms. Williams and approved.

11. Adjourn

The meeting was adjourned at 9:17 pm.

Jason Sedory waived closure to permit neighbor to stay in the room for session.
Mark M reported Mr. Sedory submitted app to ACC. It needs a plat.
What he wants to do: Remove rootballs rebuild fence landscape including plant a few trees. The ACC will review his plan.