

# **Hazel Dell Woods, Inc.**

## **Board of Director's Meeting**

### **January 3, 2006**

*Meeting commenced at 6:30 pm.*

#### **Attendees:**

Dorothy McNerney, Vice President  
Jan Pegues, Secretary

Jeff Monks, President  
Laura Miller, Treasurer

#### **Agenda:**

1. Treasury Report
  - A. Cash vs. Accrual Basis of Accounting
    - i. Switching to Microsoft Money which utilizes cash basis of accounting
  - B. Special Assessment
    - i. 3 homeowners paid \$75.00 (late fee); 5 paid \$50.00; homeowners who paid the \$75.00 will be mailed correspondence indicating that the \$25 will be applied to their 2006 dues.
    - ii. Note rec'd from Andersons indicating that their home in Hazel Dell Woods had been sold in June. Sorrell's sent a note indicating that their home was sold in August. New homeowner information was forwarded and a statement for the assessment and 2006 dues will be forwarded to the new homeowners.
    - iii. 6 homeowners remain outstanding with payment. If not paid by January 31, 2006, legal actions will be pursued
    - iv. 2 assessment notices returned. Jeff & Mike Miller will make a face to face visit of inquiry of the new homeowners and make delivery at that time.
    - v. \$280.00 check rec'd from Cendant Mobility (former home of the Marx/Lot 54). Correspondence to be sent with notification/request of the \$50 Special assessment and request for remainder of monies due for 2006 dues.
  - C. Beazer Model Home
    - i. 2 December home closings. Beazer is not aware of new dues amount Correspondence to be forwarded to homeowner that paid the incorrect amount at closing, requesting the additional monies. Correspondence will be sent to Beazer informing them of updated amounts.
    - ii. Model home will be billed for dues.
  - D. Invoices
    - i. Augusta Green Landscape will be paid in full for services rendered in 2005.
    - ii. SBC will be contacted regarding the monthly charge of \$54.60/convenience line as a means of securing a less expensive line at the pool house.
    - iii. All bills are current/paid.
2. New Homeowners
  - A. Dorothy will complete the welcome letter and issue along with the pool keys.

3. Tree Planting
  - A. It doesn't appear that tree planting was completed at the back entrance and the pool house. It is assumed that the weather turned prior to the completion. If the planting doesn't resume in the spring, Bay Development will be contacted.
4. Homeowner Violations
  - A. Jeff will discuss w/lawyer (retired) in the neighborhood who has volunteered his services.
5. Annual Meeting
  - A. February 21, 2006 @ 7pm in the cafeteria @ Hazel Dell Elementary School
    - i. Notification of the Secretary & Architectural/Social Committee Chairperson (voluntary resignation by current homeowners in position) position will be listed as vacant with notification to email the Board by 1/30/06.
    - ii. The position of President, Vice-President and Treasurer will remain seated for the year 2006.
6. Other
  - A. Homeowner, Eric Jarrett, met with the Board at the start of the meeting to express his and close neighbor's concerns regarding the increase in the dues for 2006. The actual vs. projected 2006 budget was discussed and explained to him during this meeting.

*Meeting adjourned at 8:00pm.*