

Note: Some names removed () intentionally.

Minutes
Hazel Dell Woods Homeowners Association
Board of Directors Meeting
March 23, 2005

The meeting was called to order at 6:30 p.m. by Dorothy Mc Nerney, Vice President
Attendees: Janice Pegues, Secretary, David Leyda, Treasurer and Janice Lengel, Social/Architectural Chairperson, and Wade Roberts, President, via teleconference.

I. Issues/Complaints from Homeowners

- a. : regarding neighborhood lawn care
 - i. He will be instructed to have the lawn care company submit a bid, along with Certificate of Insurance and Liability to be considered.
- b. Recurrent problem with neighbor's dog defecating on homeowner's property and running @ large:
 - i. Janice Lengel will instruct homeowner to contact police animal control.
- c. Broken tree in front of pond on Bruce Blvd:
 - i. Dorothy has spoken with Bay Development and the tree will be replaced. Trees are under warranty and Bay Development will replace dead trees and plant trees on new property.
- d. Stop sign @ corner of Bruce Blvd & Linda Way:
 - i. Bay Development had been contacted by a neighbor in request of the need for a 4-way stop sign at this intersection, which is currently a 2-way stop. Bay Development had sent correspondence to the city in request. Dorothy will follow up in efforts to have this project take place.
- e. -issue with commercial vehicles parked in homeowner driveways:
 - i. By-laws indicate that vehicles should be parked in garage. By-laws also mention variances (ie. Vehicle not able to fit into garage). Janice Lengel will reply this information to . Board in agreement that vehicles involve homeowner's employment and none of such vehicles are semi-trucks.
- f. Satellite dishes on home fronts:
 - i. Units are not larger than 24 inches and location approved as the signal is received from the Southwest.

II. Liability Insurance

- a. Signed policy with Nationwide Insurance. Agent is Ed Potts
 - i. Liability @ \$1740.00
 - ii. Fidelity Bond @ \$115.00
 - iii. Recommendation from agent requiring a second signature for checks written over \$50.00. Board members in agreement.

III. Treasurer's Report

- a. Checking Account
 - i. Current balance @ \$32,933.52
 - ii. 2005 Taxes
 - 1. Federal & Corporate Income taxes completed owing zero
 - iii. Homeowner Association Dues:
 - 1. 2 more rec'd
 - 2. 2 continue to be outstanding: reminder letters forwarded
 - 3. Inquiry to be made to see if Beazer owes for model home

IV. Pool

- a. Meeting w/Jerry (Bay Development)
 - i. Plumbing was disassembled for winterizing. Needs to be re-assembled by a plumber. Dorothy will seek bids from plumbers in time for May 2005 opening.
- b. Contact Information
 - i. Bay Development still listed as contact on pool signs. David will correct information.
- c. Notify Beazer's Title Co. of HOA's contact information
 - i. For pool key distribution
- d. PBC pool pipe
 - i. The pipe is chipped and should be replaced. Bay Development will be contacted to incur cost (partial/entire balance).

V. Grounds Maintenance

- a. Spring Clean-up
 - i. A day will be decided upon at a later meeting to clean up area around ponds, entrances and in back of pool area.
 - ii. Planting of Spring/Summer flowers
 - 1. supplies will be purchased and families will be invited to take part
 - iii. Lawn Care
 - 1. add'l seeding needed around common areas & pool area. Lawn company will be requested to do so.
 - iv. Lakes/ponds
 - 1. request will be made of the city for treatment
 - v. Irrigation System (main entrance)
 - 1. David will work on this task.

VI. Architectural Committee

- a. Volunteer responses from mailing/website:

- i. 1 person has shown interest (Kris Abrahamson). Janice L. will contact homeowners that showed an interest in being a part of the Board. If no response from these homeowners, a flyer will be sent out.
- b. Define what request needing committee approval
 - i. Request for approval must be submitted for anything requiring digging into the ground, permanent structures, home additions and all else mentioned in the by-laws. Landscaping doesn't need approval. A letter will be constructed informing homeowners of what does/doesn't require committee approval as well as the procedure in requiring approval.
- c. Homeowner requests:
 - i. Committee has request from 2 homeowners for fence installation, a basketball goal installation, a concrete patio construction and a play set installation. The play set has been approved and a formal letter will be forwarded to the homeowner. The basket ball goal installation was presented to Board members for approval: motioned by Janice L. and 2nd by Dorothy. All members in agreement. All other request lacked information and have been requested to submit add'l information.

VII. Board Member Comments

Members in agreement to discuss functions of the Social/Architectural Committee and agree upon meeting dates/times of future meetings that will be held at Hazel Dell Elementary School

Meeting adjourned @ 8:10 p.m.

Next meeting scheduled for Tuesday, March 29, 2005 @ 6:30 pm at the home of Wade Roberts.