

Minutes
Hazel Dell Woods Homeowners Association
Board of Directors Meeting
May 3, 2005

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

I. Architectural Committee

1. Runges-Andy Wert (City of Noblesville) says that homeowner is on the city property and recommends that the lot be surveyed. Homeowner has been informed and says he won't do anything at this point. The Board's position is that this matter is between the homeowner and the City.
2. Request to get rid of the buffer zone:
 - i. May 27-cut off date for July 18 mtg
 - ii. July 18-Planning Development meeting
 - iii. 2 other sub-divisions fighting with Bay Development to discard the buffer zone
 - iv. Committee will have add'l information on 5/6/05
3. Trampolines-will be permitted in housing addition only if enclosed within a 6 foot privacy fence
4. Fencing regulations/standards were submitted to the Board
5. Copy of correspondence shared with the Board of what was sent to the Poteat residence regarding a visible swing set & trampoline in their yard

Lot Requests:

6. Leyda---playset; motioned by Janice L. for approval to install 12 foot A frame wood swing set on Lot 158, 17020 Bittner Way (home of David & Angie Leyda). Seconded by Dorothy with a 4 to 0 vote, all in favor. David abstained due to conflict of interest.
7. Community garage sale scheduled for June 11, 2005. Start time 8am.

Complaint:

*Charles Miller-reported area of road in front of his home is eroded. Street Dept. contacted by Dorothy.

*Scott & Judy Horton-Realtor feedback as to why the sale of their home hasn't occurred is that buyers are making reference to commercial vehicles. Dorothy composed a letter to be sent to homeowners of such vehicles and motioned that letters be sent advising them to park the vehicles in their driveways. Seconded by Janice L. with all in favor. Janice P. abstained due to conflict of interest.

II. Grounds Maintenance

1. Wade will contact Augusta Green regarding:

- i. Not mulching completely near the pool
 - ii. Dandelions being mulched over
 - iii. Reseeding near the pool/common areas
2. David Leyda received a fax from Kris Abrahamson regarding lawn care complaints
3. Wade will contact Shakes to turn on the sprinkler system on for a fee of \$125 (Spring). There will be a \$125.00 fee to turn them off in the fall. Wade will also seek an add'l quote from another vendor.
4. David will check with the City regarding treating the wetlands and ponds within the community.

III. Pool

1. Leak in the faucet was repaired. The handyman is due back for finishing touches
2. Dorothy indicated that the back flow valve needs to be inspected annually & Hamm & Sons does not do this. Add'l into this is requested.
3. Dorothy contacted Regina Moore (cleaner) and she wishes to continue to clean the pool house. Her fee is \$50/weekly and she will clean 2 times per week. She cleans, restocks, empties the trash, hoses down the deck and will do a Spring clean-up for a one time fee of \$35.00.
Dorothy motioned that Regina be contracted to continue cleaning services at the pool house at the rate of \$50.00 per week and that she also be contracted for the Spring clean-up at the rate of \$35.00. The motion was seconded by Janice P. and all voted in favor and the motioned carried.
4. Pool water must be tested two times per day. Pool mgmt company to submit quote to install a meter to test the water automatically.
5. Pool covers are located in the storage room with the water heater. Dorothy will look into the cost of storage rental at Mill Creek.
6. Wade will look into the cost of storage room shelving to be installed in the storage room to get the cleaning supplies off the floor. A motion was made by David to purchase shelving for the storage room for cleaning supplies with a budget of \$100. Motioned seconded by Janice L. Motion carried and all in agreement.
7. Dorothy made mention that 2 blankets need to be purchased and kept at the pool as well as a first aide kit.
8. Lamp post not coming on at the pool house. Light bulbs will be purchased and kept on supply.
9. Janice L. will assign Kris A. to price potted plants for the pool house.

Meeting adjourned @ 8:00 p.m. Motioned by Janice L. and seconded by David Leyda.

Next meeting scheduled for Tuesday, May 10, 2005, @ 6:30 pm.