

Hazel Dell Woods, Inc.
Board of Director's Meeting
June 7, 2005

Meeting commenced at 6:35 pm.

Attendees:

Dorothy McNERney
David Leyda

Janice Pegues
Janice Lengel

Agenda:

- I. Treasurers Report
 - a. HOA dues-outstanding
 - i. ██████ paid in full
 - ii. ██████ continue to be outstanding. 1 additional attempt will be made to collect fees, giving them a June 30, 2005 deadline. If obligation not met, a lien will be placed on the property on July 1, 2005.
 - b. IPM payments
 - i. Payments will be made at the 2004 contractual fee. Separate payment will be forwarded for signage provided. All checks will be marked "payment under protest." A letter of explanation will be forwarded with payment.
 - c. May Month-end
 - i. David will prepare for future meeting.

- II. Pool
 - a. IPM
 - i. The letter from Attorney McNERney was forwarded on 5/26/05, indicating dissatisfaction with services/refusal to pay 2005 increases.
 - b. Cleaning Service
 - i. Janice P. reported that she checked the pool house after the cleaning on 5/26/05 & observed that the chairs hadn't been sprayed down, nor had cob webs been sprayed at the entrance and that she didn't feel that the \$35.00 Spring Clean-up fee should be paid as a result. The restrooms were cleaned appropriately and the pool was clean/vacuumed. Dorothy reported that Bay Development had allowed the Moore's (cleaning staff) to swim at the pool in the past. Board members were in agreement that this is approvable.
 - c. Gate
 - i. Janice P. and her husband, Eric, noticed that the gate was broken/lifted from the hinges and leaning on the fence. Eric stored the gate in the chemical room long enough to go home for tools, returned and repaired it.
 - d. Heater
 - i. Homeowners are requesting a pool heater as the water is terribly cold. David shared with the group some information pertaining to an electric heater (tank less heater \$1400) that he had researched on the internet and discussed the possible increase in homeowner fees (about \$11.00 per home) that would result. The heater would heat up a 30,000 gallon pool a degree every 1 ½ hours. A quote will be obtained by DRW, who built the pool. Dorothy will obtain.

 - e. Grass/Tree Replacement

- i. Homeowner near the pool has requested add'l grass be planted in area where Beazer didn't lay sod....HOA responsibility. Waiting to hear back from Jerry w/Bay Development regarding the replacement of the 2 dead trees on the side of the pool house. Janice P. spoke with him last week and there had been a death in the family of his contact person so he was awaiting his return.
- f. Storage
 - 1. Mill Creek Storage will be obtained for storage of the pool covers.

III. Architectural & Social Committee

- a. Garage Sale 6/11/05

Flyers were distributed. Four (4) families have confirmed participation. Need twelve (12) families to make it a success. Signs are being put up on the Hazel Dell detour route in case Hazel Dell Pkwy closes. News paper ad paid for by Janice L. Will look into annual scheduling date
- b. Homeowner requests

Two (2) pending request for cement patios
- c. Buffer Zone

Joyce Yelton (City) has informed Janice L. that the City won't grant the removal of the buffer. She indicates that the covenant would need to be amended and a surveyor would need to re-do the plats. Correspondence to homeowners will be composed and forwarded to homeowners constructing and affected indicating compliance with the covenant, bringing attention to the buffer zone and informing them that they are continuing at their own risk.
- d. Homeowner request to start "girls night out"

Homeowner indicates she would be the contact but request the Board to list the information on the web site.
- e. Letters To Homeowners

Board agreed that correspondence should be forwarded to:

 - 1. homeowner with unfinished screened porch giving him 45 days to complete project
 - 2. homeowner with the fence/trampoline that is visible from street on Bruce Blvd & directly behind Beazer model, requesting that he disassemble or move closer to center of year, nearest his home, in hopes that this may help with selling of vacant lots on both sides of his home.
 - 3. homeowners with Rubbermaid sheds, informing them that they are in violation & sheds must be removed
 - 4. homeowners that have installed play set, etc. without Board approval.

IV. Homeowner Complaint/Follow-up

- d. Broken Entrance Flood Light

Janice P. has contacted an electrician for repair (H. Electric). The electrician has disassembled the fixture, ordered a new light and indicates repairs should be complete in approximately two (2) weeks at a cost of \$171.00.
- e. Bushes hiding front signage

Kris Abrahamson has volunteered to trim the bushes. Board agreed to table the issue until next meeting in hopes that the trees can be removed and relocated.

V. Update on Neighborhood Play Set

Janice P. contacted Mike Davis (Davis Homes) and he has agreed to financially assist but inquires as to what Beazer will do prior as Davis Homes has completed building and Beazer has 15 lots remaining. Janice P. hasn't had success in

contacting the correct contact with Beazer. Dorothy will check with a realtor to inquire of a contact.

VI. Future Projects

a. Annual Neighborhood Party

*August-Hot Dog Social @ the Pool house—date to be determined (tbd)

*Fall Harvest Clean-up (bushes/leaves/trash)—tbd

*Fountain in the pond

VII. Other

██████████ joined the meeting at approximately 8:00 p.m. to discuss the Board's decision to approach him regarding interest serving as the HOA President with resignation of President Wade Roberts. ██████████ was interested in the Board's vision/direction. Indicated his concern with his wife's apprehension of homeowner complaints & voiced desire to speak to Wade. Indicated that he would inform the board of his acceptance/declination on June 11, 2005.

Meeting adjourned at 9:20 pm. Next meeting date to be determined based on the decision from ██████████.