

Hazel Dell Woods, Inc.

Board of Director's Meeting

July 19, 2005

Meeting commenced at 6:30 pm.

Attendees:

Dorothy Mc Nerney
David Leyda

Janice Pegues
Janice Lengel

Agenda:

I. Architectural & Social Committee

- a. Establish policy & set fines for violations
General informational letter sent to every homeowner regarding approval process necessary for projects. Individual letters to be drafted to specific violators giving them 14 calendar days to correct violation & come into compliance. Correspondence will be sent certified mail. Any homeowner with a deck installed within the buffer zone will be notified of such (not being asked to remove), indicating it being their risk. Letters to be forwarded after configuration of how fees will be assessed.
- b. Establish policy & filing lien
Janice L. to follow up with recorder's office regarding process. Tracking will be done in the accounting system. President should sign lien as an agent.
- c. Homeowner requests
Lot 90 (McNerney) – Picket fence to be installed in back yard: conditional approval: removable panels or set on removable receptacles; paver patio: approved. *Dorothy McNerney sustained from the vote.*
Lot 161 (Brock) - Cement Patio: approved without conditions;
Lot 12 (Svec) – Retaining wall & wooden swing set: approved without conditions;
Lot 100 (Jarrett) – 6 foot privacy fence with gate: conditional approval: removable panels or set on removable receptacles;
Lot 155 (McKee) – 6 foot white vinyl privacy fence & paver patio over existing concrete patio & a cedar pergola stain to match house trim/landscaping: conditional approval: fence not to be placed on 20' drainage easement;
Lot 140 (Jenkins) – replace 3x6 existing patio with larger patio: approved;
- d. Set date for semi-annual HOA meeting
Janice P. to phone Hazel Dell Elementary school for use of the cafeteria for September 21, 2005 @ 7pm
- e. Hot dog Social
October 31, 2005 5-7pm @ Pool house

II. Finance

Tabled for next meeting

- a. Review month-end for May & June
- b. Start discussions on financial forecast for remainder of 2005 & 2006
- c. Collection date for HOA fees

III. Pool

- a. IPM
Contract Issues: responded to letter from attorney still refusing to provide services at the contracted rate. Attorney followed up with another letter

indicating that they would need to agree to service at the contracted rate or we would part ways.

Forwarding bills for charges for items/services that haven't been requested & we won't pay.

b. Inspection from Health Department: minor violations:

DRW will be contacted for assistance

- i. Diaper changing sign
- ii. Depth marker for wader
- iii. 2 blankets in first aid – not 1
- iv. chemical chemistry in pool

c. Repair gate to wader pool

Glidden Fence, Inc. (installers) will be out Friday to inspect. Gate may be under warranty.

IV. Grounds Maintenance

- a. Augusta Green – willing to sign on at same fee for 2 year commitment; August 5, 2005 meeting to discuss issues. Obtaining quotes from other vendors prior to signing with them.
- b. Mulch @ back entrance: approved to purchase
- c. Replace pole for street sign @ back entrance: seeking quotes
- d. Seed for common area near pool
- e. Front entrance - flowers

V. President Vacancy

a. Request that we fill position asap

b. Interested applicants

Board will contact those that ran for a seat to inquire of their interest & plan to meet with them on 8/9/05 @ 6:30 pm @ Hazel Dell Elementary School if the school is available.

VI. Future Projects

Meeting adjourned at 8:30 pm. Next meeting date to be determined.

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