

Hazel Dell Woods, Inc.
Board of Director's Meeting
August 10, 2005

Meeting commenced at 6:50 pm.

Attendees:

Dorothy McNERney
David Leyda

Janice Pegues
Janice Lengel

Agenda:

- I. President Vacancy
 - a. Interested parties:
 - i. Flyer will be issued to homeowners informing them of the Semi-Annual Meeting (9/22/05 @ 7pm) and the flyer will instruct those interested to contact the Board via the HOA website. Their names will be printed on ballot forms and made available at the meeting.
 - b. Term length
 - i. 1 year terms for Board currently serving
 - c. Set date to meet with candidates
 - i. Candidates will be allowed to present to the homeowners/Board at the Semi-Annual meeting and a vote will take place during this meeting to select a President.
 - d. Notification to homeowners about how to inquire about position
 - i. See item #a. Interested homeowners must submit interest by 9/16/05.

- II. Finance
 - a. Review month-end for May, June & July
 - i. Due to a miscalculation on the part of Bay Development, collection of fees for 20 homes equaling \$5600 has the financials in a deficit.
 - b. Start discussions on financial forecast for the remainder of 2005 & 2006
 - i. A special assessment to each homeowner in the amount of a 1 time \$50.00 payment is necessary to meet the tax obligation for year 2005.
 - c. Collection date for HOA fees
 - i. Homeowners will have the option to pay via the website using pay pal. David is looking into setting this up on the website. This service will assess an additional fee. Homeowners will also have the option to pay via credit card. Fees due in January 2006 with the possibility of an increase (amount not yet determined as increased rate could include the cost of a Management Company).

- III. Grounds Maintenance
 - a. Augusta Green
 - i. Review revised contract for 2006 \$350 increase from 2005 contract: with a 2 year contract, 2005 contracted price will be honored with additional services such as hand weeding.
 - b. Accepting new bids for 2006 Season: from other vendors
 - c. Sprinkler head stuck at front sub-division entrance

- i. David will check into
- d. Flood lights at front sub-division entrance
 - i. Bulbs are blown: David will check into

IV. Pool

- a. Contract issues
 - i. Bills being forwarded for which no service authorization was given i.e. bill for replacement of drainage grate
- b. Closing of pool for the 2005 swim season
 - 1. Hamm & Sons close pool house: will need to be paid for this service
 - 2. Pool closes 9/5/05. Hopefully IPM will close the pool. Dorothy will follow up with contact (Nick).
- c. Accepting new bids from vendors for 2006 swim season
 - i. Bid forth coming from Aqua Doc (father & son team)

V. Other

- a. Plants

Beazer replaced without approval of the HOA. They have agreed to replace current flowering with Fall flowering and shrubs. They will be responsible for this project until they have sold out of the community.
- b. Complaints
 - i. Neighbors are complaining re homeowner's trampoline & swing set at [REDACTED] being in view of main street & near Beazer model home: concern that 2 vacant lots in vicinity of this property not selling because of appearance presented. Janice P. will contact homeowner to address concern & ask that he relocate the items to the other side of his property as to not be as visible from the entry of the main street.

Meeting adjourned at 8:28 pm. Next meeting: 8/24/05 @ 6:30pm @ Hazel Dell Elementary School (Teacher's Lounge).