

West Arden Home Owner's Association  
Annual Board Meeting  
2/22/2011  
7:00PM

Derek Wright called the meeting to order. Katie Eastman seconded.

Derek thanked everyone for coming and introduced the other board members – Eric Wrzesniewski (Vice-President), Katie Eastman (Treasurer), Louisa Basile (Secretary), and Glenneth Reed (AVP, Community Relations).

Derek briefly went over agenda for the evening and then talked about what the board did last year.

West Arden HOA 2010 Happenings:

- Summer cookout
- Halloween party
- Christmas party
- Yard sale
- Installed security cameras
- Installed flat screen TV
- Arranged for trash pickup at the clubhouse year round
- Arranged for pest control at the clubhouse

Next topic was the budget. A copy of last year's budget versus this year's budget was handed out. There was a question about the process – what if Board goes over budget? What is the board's spending limit? It was noted the board introduced a \$6000 line item to convert the pool to salt water. Derek stated that anything over \$1,000 the board will put ask for votes from the community. The majority will carry and will be determined by the number of responses.

It was mentioned we need a policy in place regarding this. Jim Dickson suggested anything over \$1,000 goes out for approval but time frame is only 2 weeks. Alan Carlin seconded this.

Discussed converting to a salt water pool. Jim Dickson offered the YMCA experts to advise us if needed.

Question about is there an amount the board should have in reserves at all times. This issue was tabled.

Jim Dickson recommended we approved the budget. Alan Carlin seconded.

Next came election of new officers. It was stated that the board internally voted to move Eric from Vice-President to President. The positions open would be Vice-President and Secretary.

Started with Vice-President. Jim Dickson was nominated. The room voted to approve Jim as Vice-President.

Next position was Secretary. Reed Hyers was nominated. The room voted to approve Reed as Secretary.

Next was a discussion of committees. There are 4 and all need participation.

Open Discussion followed:

Jim Dickson wondered about any news from Saddlebrook on the vacant lots. Eric stated it was a constant battle with Saddlebrook trying to get away with as little as possible.

There were suggestions that we take turns picking up trash along the road. This would fall under the Grounds and Landscape Committee, but probably would not include George Williams as suggested.

The question was raised about any activity from the trailer across the road (George Williams).

The couch under the freeway was mentioned. (Note: the couch has disappeared since the annual meeting).

Question regarding maintenance of street lights. Eric drives through neighborhood periodically and notes anything he sees. Best to use the contact form on the web if your light is having issues. This is an expense for the HOA.

Question regarding people paying dues. There has been a lien put on 1 house. Another is behind by 3 quarters. All others are good. The board makes contact before filing a lien.

Trash can policy? While they must be in a garage or beside the house during the week, we do not have a policy for trash days. Most everyone parks their can in the street and this was determined to be acceptable.

Question about dogs and picking up after them? This is in our covenants and has been addressed before.

Broken exercise equipment. Per Eric, we have contacted the equipment company and everything is fixed except bike. Tough getting parts.

New exercise equipment. At this time, this is not being discussed. Due to liability issues, we cannot have free weights.

Saltwater pool – we will have an exploratory committee gathered on this. We did not intend to convert until at least 2012 in order to save the money and not assess anyone.

Spread the word to your neighbors – slow down when driving through the neighborhood.

The board does send a letter to anyone violating policy – including parking on the street overnight.

Last call for questions.

Adjourned by Derek Wright and seconded by Jim Dickson.