

Home Owner's Association

Board meeting

August 29, 2006

Board members present – Wanda, Dody, Megan, Daniel, Mike, Steve, Joey, Dean, Connie

No others were present!

Block party- Theme changed from Luau to “Honey Creek At the Beach”
Trails end will be catering all the meat (BBQ for adults & hotdogs for the kids).

Dody will be in charge of organizing our set up and clean up efforts on the day of the party. Help will also be needed on Friday when the tables and chairs are delivered to Dody's. Trails end will be delivering the food around 3:15 pm. We need volunteers to work the games and food tables. Anyone else interested in volunteering should contact Dody. There will be a contest for the best decorated bikes and a drawing for prizes. Everyone attending is asked to please bring a dessert or side dish to share with the group. Meat and Non-Alcoholic drinks will be provided for all members that RSVP in advance.

Mailboxes- if members continue to have issues with neighbors parking in front of their mailboxes they may contact the City code enforcement officer (Ted McCord) for assistance at 376-1500.

Pond Committee Report-

Safety concerns:

- ❖ Mosquitoes, mice, possibly snakes.
- ❖ Stagnant odor will drift for blocks around.
- ❖ Frog overpopulation.

Benefits:

- ❖ Property values will raise- stinky ugly ponds could discourage buyers- well-groomed ponds will attract buyers.
- ❖ Well-maintained ponds will be a destination of recreation for families.
(Adding picnic tables at various locations as able)
Taking a walk/ bike ride, etc.: choice will be around the ponds instead of elsewhere.
- ❖ Clear ponds will attract family fishing (very difficult with all of the algae.)

“Safety and Beauty vs. doing nothing. We can do it.”

Proposal – Pond aeration

Phases to be done as time and funds allow.

Phase one involves installing an aerator with control box for the upper pond that feeds the two lower ponds – suggestion would be to eventually replace this aerator with a fountain and move the original aerator to one of the other two ponds. Cost aerator \$890.10

Controller/timer \$157.00 optional for original purchase

Total \$1,047.10 plus installation & operating costs

Phase 2&3 option 1 install fountains in the upper two ponds

Cost per fountain with controller: \$1,323.00 plus installation & operating costs

Other options are a combination of fountains or aerators cost would be one of the two above quotes...

Note the installation of a meter and an electrical service is not included, as we have not been able to get an estimate at this time. We will need 3 services at the minimum.

Options for financing fountains also include voting on a special assessment? Loans?

Landscape Report

Pond mowing quotes-our current mowing company would like to sign a two year contract to mow the ponds 24 times a year at \$208 per mowing. If conditions warrant more or less mowing we will pay more for each additional mowing or less for each additional mowing (\$208 X 24=\$4,942 year, \$4,942=\$416-month)

With contract on other common areas at \$500/month mowing budget alone will soon become \$10,992 per year...

Another local company bid the ponds at \$30/hour based on their estimate that the ponds will require 6-10 hours per mowing: rather than signing a contract, they would simply mow whenever we ask them to and would expect to be paid 10 days after service...

This same company also gave us an estimate for the other common areas. We are under contract right now so we can't change, but the new estimate was somewhat higher than our current mower's contracted rate. (It was \$600/month or \$7,200/year while we currently pay \$500/month or \$6,000/year)....

Next board meeting last Tuesday of September.