

Honey Creek -POA
Monthly Board Meeting
Held: 9/27/05 at 7:30PM at Megan's

<u>Members in Attendance:</u>	<u>Members Absent:</u>
Daymon	Angela
Dean	James
Dody	Shawn
Megan	Tom R.
Scott	Wes
Todd	

Items Discussed

1. **Resignation:** Daymon announced his departure from the board for personal reasons. As anyone has met him already knows, Daymon has been a huge asset to our community during his time on the board and his enthusiasm and dedication will be sorely missed.
2. **Outsourcing:** With Daymon's departure, the board has "lost" 6 members since January (Amy, Chad, Daymon, Grant, Susan, Tom F.) – and the primary reason for the numerous departures is not due to internal turmoil or "bad blood" but simply that everyone in Honey Creek has a lot on their plate (many of us work demanding full-time jobs and others of us are retired or stay-at-home moms with time-consuming personal obligations) - that being the case, our community's best option seems to be to employ (and pay for) the outside assistance necessary to keep our community functioning smoothly – to that end Dean is still working very hard to secure a reasonably-priced HOA Consultant to handle our invoicing and covenant enforcement issues (as was discussed in the August Board Meeting Notes)
3. **Billing/Financials:** Daymon reports that only two homeowners continue to avoid paying their share of the community expenses – Liens will be filed against both homeowners shortly since efforts to work with the homeowners to resolve the issue have proven unsuccessful – on a happier note, 196 of the 198 occupied homes in Honey Creek 1 have honored their debts and we can't thank our fellow members enough for helping us to "keep the lights on and the sprinklers running" so that Honey Creek stays beautiful! ☺
4. **Coventry Gardens Entrance:** Daymon reports that the surveyor has completed the survey of the Coventry Gardens entrance and that Coventry's developer (Tom Morris) has filed the appropriate forms. Now that this step has been completed, the county engineer needs to approve the filing so that the developer can deed the entrance area to Coventry Garden's Homeowners Association (who can then deed this entrance area over to our POA so that we can maintain the entrance to our member's standards (and erect a Honey Creek entrance sign which so many of our members have asked us to do) – mowing this entrance area will be relatively inexpensive but signage costs will depend on the quality of the signage our POA members want purchased for this entrance – since signage could be a major expenditure, we will investigate our options and then provide our members with detailed price quotes at an all-neighborhood meeting later this Fall where we will ask our members to vote for their preferred option (Given Daymon's departure, Scott will be spear-heading this project on a go-forward basis so any questions or comments should be directed to Scott for followup.)
5. **Mowing** – The board signed the two year contract extension in order to "lock-in" our current favorable pricing terms
6. **Maintenance Issues** – Tom reports that 1,500 Blue Gill and Bass fish have been added to the ponds in HC 2 and Scott reports that the last round of maintenance issues (sprinkler systems and lighting systems) seem to be resolved for now
7. **Insurance Quote:** State Farm's insurance quote was much more reasonable so the decision was made to accept State Farm's proposal in order to insure our common property (Bell Tower, entrance area & fences) and protect our members (and POA) from personal liability should lawsuits ever be filed against the POA by individuals who might injure themselves while enjoying our common areas
8. **Rally Around the Bell Tower/Neighborhood Block Party-** Our first annual event was a "smashing success" and a good time was had by all 167 attendees (or so they claimed in our unofficial exit polls) – in any event, the Block Party was a great way to make new friends and get to know one another better so we are really hoping that the community is interested in participating again next year
9. **Honey Creek 2** – Conversations are being held with our developer (Battle Creek Land Development) to obtain a tentative timeframe for when Honey Creek 2 will officially become a part of our POA – more to follow on this topic in next month's notes

As always, the preceding notes are the conversations that occurred and the decisions that were reached (both at the meeting and afterward) as recorded in my notes, so if there are any omissions or misstatements, please forgive them as I assure you they are completely unintentional! ☺