

Location: Joy Luciano's home

Attendees: Joy Luciano, Denika Dwyer, Alan Saltzman, Tim Stenger, Mary Lou Smith, Barbara Dorsey, Melisa Perry, Rick Spoor

Waive approval of meeting minutes from last week until members review them. Melisa to send right away via email.

### Waive Old Business

### New Business

1. Mancini's submittal to paint their house the same colors. Approved by the board.
2. Entrance signs need to be update and replaced.
3. Tim motioned to allocate money for new ones, motion was seconded.
  - a. Signs should read as current with the following additions: "No Soliciting", "20 is Plenty" or something to the effect that the speed limit is 25 mph and "A Covenant Controlled Community", and/or "Covenants Strictly Enforced".
  - b. Additions to signs: Possibly add a sleeve to put our hand written signs inside, possibly manual or electronic message board.
  - c. Materials need to be more durable than wood but still remain "earthy and welcoming".

Action Items: **Melisa** will contact the City to find out about restrictions and possible contact who has worked within the Village on other signs. **Rick and Alan** will go to Fast Signs on Dayton to look at examples and options. Get mockups made for full board approval or for approval at the Annual Meeting.

4. We discussed speeds in the neighborhood and existing signs. While we can't have more signs and don't necessarily want more signs, we do need something to keep speeds down in the neighborhood especially on Alton Street. According to neighbors who live at the intersections at Radcliff and Alton and Tufts and Alton, the signs are totally ignored, even by law enforcement. The speed dip at the middle of Alton is often disregarded as well.

Action Item: **Melisa** will call City to see if we can have an electronic speed sensory machine placed in the neighborhood. Location and duration needs to be determined.

5. Newsletter – Newsletter needs to be out on October 7, 2007.
  - a. Items to add to newsletter
  - b. Annual Meeting date, location and agenda
  - c. Neighborhood happenings – deaths and other
  - d. Social Committee Update – Need Halloween Host
  - e. Reminder of Dues and % of paid dues and possibly actions that will be taken to collect.
  - f. Snow removal and fall/winter property care
  - g. Trash and Hazardous waste removal – trash containers, address and phone to hazardous waste materials.

- h. President's letter
- i. Neighborhood Watch program – New sign. Invite neighbors to get involved. Contact Frank Hare.
- j. Break-ins in the neighborhood – When and where most recently and possible causes. What can we do?
- k. Mention the great looks to the Improvements to 225 intersection
- l. Board members – Add two new members, Jennifer and Rick and mention one additional opening
- m. Board of Directors – Name Architectural Committee Members, Social Committee Members. For Shelley Goss, see if she is interested in remaining on the list or if she would like to leave that position as “Vacant”.

Action items: **Denika** to provide Melisa with the contact info for Hazardous waste location, **Barbara** to provide date and location info for Annual Meeting, **Karen** to get detailed info together about dues and % paid, **Tim** to write Presidents Letter.

- 6. We had a discussion about Board Members needing to be more proactive to get things done in the neighborhood and more diligent in our efforts to get to meetings and keep meeting dates. We discussed “unwritten rules” about being a part of the HOA including:
  - Attending meetings regularly
  - Diligently following covenants
  - Property maintenance – be an example to neighbors
  - Neighborly interactions - again, be an example to neighbors
- 7. Discussion about where we want the HOA to go. Possibility to get a management company involved. Benefits vs. negatives and additional costs that would be involved. Discussed current issues with the HOA including:
  - neighbors lack of responsiveness to board communications
  - payment of dues or lack thereof
  - decline in participation at events
  - lack of willingness to host events
  - complaints but no action taken by neighbors to get involved
  - Discussed providing new neighbors with a welcome basket from the HOA. Briefly discussed prizes and give a-ways at Annual Meeting

Solutions:

- Management Company that will be diligent in getting dues paid or in follow through with the consequences, will take neighbors who volunteer on the board out of the line of fire and being disliked for following through on duties of the HOA
- Get more neighbors involved and coming to meetings by providing a more consistent meeting schedule, possibly holding the meeting at a location other than a resident's home to eliminate last minute location changes, post signs advertising the meetings with date, location, and brief list of topics.

Action items: **Melisa** will be more diligent in communications including minutes, date and locations of meeting and agendas. Member of the HOA will post sign advertising meeting. Include a calendar in newsletter listing tentative dates through the year for meetings and parties. **Melisa** to add the Annual Meeting Agenda to the newsletter.

8. Agenda items for Annual Meeting:
  - Annual Budget
  - Possibility for a Management Company to be Assigned CCVN
  - OTHER ITEMS TO BE DETERMINED
9. Discussed dirt in the planters – can City replace this dirt before planting next summer?
10. Treasurers report – Thanks to Karen for getting this info in even though she could not attend the meeting. We need a little clarification, several homes are not listed and we had questions as to whether the negative symbol represented what we owed or what was overpaid.

Action items: Invoices need to be sent to those homes that have a balance

**NEXT MEETING: Tim Stenger's residence**  
**Date: MONDAY October 8, 2007**  
**Time: 7:00p.m.**