

1. Call To Order

Attendees

Alyson Coffman
Sri Sangodkar

Elizabeth Chua

Glenn Hofmann

Jeanne Aulbach

2. Area Reports

- a. Financials – Alyson
 - i. Financials in great shape overall.
 - ii. Number of past due accounts increased slightly, but overall past due balance dropped.
 - iii. Working with John to get monthly fees collected from bank owned property.
- b. Legal – Alyson (Past Due) / Glenn
 - i. Alyson to follow up with Ashley on one of the homeowners.
 - ii. Ashley sent modified letter to the other homeowner.
- c. ACC – Jeanne
 - i. 2 new requests approved. Jeanne will work with John to follow-up.
 - ii. Shed request is still open
 - iii. 3 houses are going thru changes that have not submitted ACC requests
- d. Social – Party for Bill the Mailman
 - i. Will be combined with pool party (tentatively scheduled for Memorial Day)

3. Capital Projects Updates/Discussion

- a. Detention Ponds (Jeanne)
 - i. Need to firm up estimates and request for a discount from Erosion Co. based on the other lower estimate – Jeanne
 - ii. Need to send communication to the homeowner since the workers will have to use their backyard to gain access to the area where erosion has occurred. Also need to send a note to the homeowner requesting them not to dump trash in that area.
 - iii. Goal is to select vendor before next meeting via email so that work can begin.
- b. Entryway Project (Jeanne)
 - i. May want to consider delaying the project as it is better to plant in the fall (plants grow much stronger if planted in fall.)
 - ii. Jeanne went over the plan to identify capital expense areas. May plant extra flowers in entry beds this spring to spruce up entrance.
 - iii. Need to keep the bamboo under control until this project begins. Communication to be sent to homeowner (Glenn will work on this.)
 - iv. Need to get quotes in time so the project can kick off on time (in fall.)
- c. Drainage At Upper Tennis Courts (Jeanne)
 - i. Difference in estimates to dig a ditch alongside the court to restore the original channel versus lay a pipe line and change the direction of drainage is substantial. Need more time to collect all the facts before making a decision.
 - ii. BOD to check out the condition of the courts after a rainy day (it's likely to rain on Wed).
 - iii. May require an engineer to come out and assess the situation. BOD will decide if we need an engineer to come out after checking out the situation at the courts.
- d. Irrigations Systems Upgrade (Glenn)
 - i. Glenn to follow-up with Roberto on quotes. Need to check pricing on moisture sensors.
- e. Power Wash/Stain Cross Tie Wall (Glenn)
 - i. Jonh's handy man gave a quote of \$1000 to wash and stain the wall. Sri to check with his painter on estimate.
 - ii. Will make vendor selection at next meeting to ensure work is done before pool opens.
- f. Replace Clubhouse Furnishings (Liz/Alyson)
 - i. Hold off until we know there is money is left in the budget after all the other projects.

4. Old Business

- a. Termite Treatment – BOD approved selection of Active Pest Control (\$599 initial/\$175 year)
- b. Document Storage – Confirm boxes transferred to AMG
 - i. Boxes have been transferred to AMG.
- c. Telephone/TV At Clubhouse – We have Telephone and TV at the clubhouse.
- d. Clubhouse Repairs
 - i. No need to repaint hallway (i.e. change from eggshell finish to satin finish)
 - ii. BOD approved to pay invoice. Alyson to let John pay the invoice.
- e. Upper Tennis Court Surface Issue – Status? Next Steps? Ownership?
 - i. Upper courts require crack repair.
 - ii. Have ‘Court Makers’ come out and give us a quote on repairing the cracks and address the peeling surface. Jeanne will take ownership and follow-up with ‘Court Makers’.
- f. Spring Newsletter Status
 - i. Almost complete. Schedule to get printed the week of March 22nd.

5. New Business

- a. Late Night Tennis – Discuss options, next steps, ownership
 - i. Julie discussed and sent communication to the team captains about this issue.
 - ii. Julie suggested adding some signs about rules. Sri to get with Neil on getting the signs done.
 - iii. Glenn suggested that we check the springs on all the gates to make sure they are strong. Glenn to ask John to ask the guy who fixed one of the springs earlier to come out and check/fix the rest (including both fences at the pool.)
 - iv. Suggestion was made to install surveillance cameras on the courts. Glenn will talk to Julie to get her opinion on this.
 - v. Light timers – Lower courts are fine. For upper courts, have someone come out, check the timer, replace batteries etc. This should solve the issue. Glenn will follow-up with John.
- b. Playground Maintenance – spring inspection, new wood chips?
 - i. Need to replenish the wood chips. Also have the play set checked to make sure it does not have any issues. Jeanne to take ownership and contact playground vendor/installer.
- c. Kids Club – Tina Giberson stepping down
 - i. Article to be published in newsletter to request for volunteers for the kids club.
 - ii. Need to discuss how much funding we have for social parties and decide how we want to approach this.
- d. Discuss Homeowner Complaint – dogs, school kids
 - i. Request parents to tell their kids not to stuff trash in the homeowner’s mailbox.
 - ii. John to send letters to owners of offending dogs to keep them leashed and notify them of neighborhood complaints.
 - iii. Liz will take ownership and work with John.
- e. Clubhouse Keys – process for owners & new copies
 - i. Jeanne got keys from Wendy to test them. Jeanne also found some old keys.
 - ii. Jeanne to handle making copies.
 - iii. Roylene/Lexie Hofmann will take over issuing (managing inventory of) keys.
- f. Lights at Entry – process for replacing bulbs (one currently burnt out)
 - i. We can buy bulbs from home depot and stock those in the clubhouse so they can be replaced when needed. Glenn will get bulb replacement info from Rob.
- g. Clubhouse Ceiling Fan
 - i. Clubhouse is musty; ceiling fan can help avoid that. Need possibly two fans to cover the entire room.
 - ii. Will not cost much to do it. Glenn to put together some quotes.
- h. Clubhouse Lockbox Relocation
 - i. Will be discussed in the next month meeting.

- i. Window Treatments
 - i. Will be discussed at next meeting
- 6. Miscellaneous**
 - a. The bill for the clubhouse TV service was left at the ACC box instead of forwarded to Access, Glenn took the bill and will give it to John.
- 7. Next meeting – 4/13/10**
- 8. Meeting Adjourned**