

Rudgear Meadows HOA

Minutes of the Board of Directors Meeting

Wednesday, April 27, 2011

I. Call to order

A. Called to order by Pam Wojciechowski at 7:35 pm. Present: Pam Wojciechowski, John Martindale, Dan Smith and Patsy Weis, Manager

II. Approval of the January 20 and February 24, 2011 minutes and review of preliminary annual meeting March 31, 2011 minutes

A. Martindale moved, Wojciechowski seconded motion to approve the January 20 and February 24, 2011 minutes. Unanimously approved.

B. Preliminary minutes of the March 31, 2011 annual meeting were reviewed and no changes suggested.

III. Review March Financial Statements

A. Weis reviewed financial statement for period ending 3/31/11.

IV. Q/C From Homeowners or Guests

A. Homeowner Steve McCarty, 2460 Lavender Drive, requested that Heather Farms Landscape (HFL) start work near his home no earlier than 10:00 AM. Mr. McCarty talked with the landscaper and thought he had the situation worked out, but after a recent early start he brought his concern to the Board's attention. Weis noted that she brought Mr. McCarty's request to Jim, owner of HFL, and he indicated that he would talk to Mr. McCarty and accommodate his concern. Weis noted that the recent early start was not unreasonable, given the rainy weather forecast and work scheduling by the landscaper. The landscaper assured Patsy Weis that he would accommodate Mr. McCarty's concerns. After discussion, the board decided that the situation had been resolved, and if there were further complaints, Mr. McCarty could call Weis and/or return to the Board for further consideration.

V. Election of Officers and Appointment of Committee Liasons.

A. Election of Officers: after discussion, Wojceichowski moved, Martindale seconded motion to approve new officers: President - Nathan Scheg, Vice President - Dawn Lopshire, Treasurer - John Martindale, and Secretary - Dan Smith. Unanimously approved.

B. Committee Liaisons: The following Committee Liaisons were named:
Landscape, Creek, Oak Trees - Wojceichowski
Pool Committee - Lopshire
Design Review Committee – Wojceichowski

VI. Committee Reports

A. Swim Team - Report given by Katie Maiuri.

B. Landscape, Creek Bed, Oak Trees - Wojceichowski reviewed project to remove a eucalyptus tree and sprouts. A bid for \$540.00 has been received.

a. Martindale moved, Smith seconded a motion to accept the bid of \$540.00 for the project. Unanimously approved.

C. Newsletter committee – No report

D. Pool Committee – report given by Katie Maiuri.

E. Design Review Committee – Wojceichowski reported that homeowner at 2217 Kenton requested relocation of a 10-foot fence and the addition of a pre-fab storage shed. No action taken.

F. Pool/Lifeguard Supervisor – Pool Manager, Katie Maiuri, presented the 2011 Pool-Lifeguard Schedule and Swim Meet Schedule and discussed recent work done in the pool area.

a. Wojceichowski moved, Martindale seconded a motion to accept the 2011 Pool-Lifeguard Schedule and the Swim Meet Schedule. Unanimously approved.

VII. Manager's Report

A. Financial

a. For the fiscal year ending 3/31/11, the net amount that was under budget was \$24,037.77.

b. The annual dues billings were mailed to all homeowners. To date, 273 of our 314 owners, have paid. Delinquency notices will be mailed the week of May 2.

c. The books are now closed. All bills have been paid and all accounts reconciled. Tax returns, due June 15th, will be prepared shortly by the CPA. The final fiscal year financial statements will be mailed to all homeowners by the end of July, according to state corporate regulations.

B. Pool

a. Pool deck resurfacing is complete. The need for mastic in the expansion joints was discussed. A bid for \$4000.00 has been received for the work.

i. Smith moved, Martindale seconded a motion to allocate \$4000.00 to have mastic installed in the expansion joints of the pool deck. Unanimously approved.

b. Swim team started practice April 25. The pool is ready for opening, except for 5 umbrella stands that are on backorder.

c. Gary installed sheetrock in the lifeguard shack and painted the walls. It looks 100% better.

d. Required Hazardous Materials forms have been submitted. Pool licenses for the main pool and baby pool have been received from the Co. Health Dept.

C. Landscaping

a. Report given on April 26th meeting with Jim, owner of Heather Farms Landscape, Wojceichowski and Weis. All landscaped areas were reviewed and various action items were agreed on. In general, maintenance throughout the area is in very good condition. Next walk scheduled for May 24th at 9:00 AM.

b. Homeowner at 2280 Gladwin Dr. requested trimming of oak trees in the common area behind his home. Trying to find a time to meet.

D. Other

a. Dan Woods is looking for someone to help him convert the RM website to a format that is compatible with Windows 7.

VIII. Old Business – none

VIII. New Business

A. Wojceichowski discussed the need to replace chairs and lounges at the pool, particularly ones with legs that would damage the new deck. Wojceichowski and Weis said they would research designs and cost, then seek Board consideration and approval via email. Board agreed to this approach. (Via email, Weis' proposal was for 10 chairs and 4 lounges for a total of \$1859.33, with the chairs delivered in a week and lounges in about 5 weeks. The proposal was approved via email vote by Martindale, Lopshire, Scheg, Smith and Wojceichowski on April 28, 2011.)

IX. Next Meeting will be Thursday, May 26, 2011 at Lopshire's home.