

1 November 2010 Sandy Ridge HOA Annual Meeting Minutes

Location: Antioch Elementary School Start: 6:14 PM Adjourned: 7:25 PM

Met Quorum: 34 Present with Proxies

1. Opening Remarks from Greg Harding; need to approve minutes
 - a) Minutes from 21 Aug 2010 HOA Board Meeting; approved unanimously
 - b) Minutes from 19 Oct 2009 Annual HOA Meeting; approved unanimously
2. Lauded the November 2009 tree-planting project; the Board thanks everyone who participated, the trees look great!
3. Discussed the HOA's new FaceBook page and encouraged the membership to use it as a great way to communicate and stay informed about HOA endeavors
4. Briefly discussed the ARC; comments from ARC representative was that they had streamlined the application process and felt that HOA members were receiving expedient approval
 - a) Asked if there were any questions, concerns, or suggestions from the floor concerning ARC; none noted
 - c) Announced that the ARC is looking for volunteers to sit on the committee
 - b) Reminded membership that there is an application process and projects require approval from the ARC
5. Greg Harding addressed the membership on the need and prospect of using an online electronic record keeping account on a secure server; no questions or conversation from the floor
 - a) Online record will reduce cost of hard copy storage and will provide HOA with more professional invoices and records
6. Discussed Finance and Budget; copies of 2010 balance sheet and 2011 proposed budget distributed to membership
 - a) Covered the 2010 balance sheet and expenditures; no questions from the floor
 - b) Mentioned extraneous costs such as the cost of Pine Straw
 - c) Discussed residual funds left in budget for social events; asked membership if anyone was interested in holding a social event before Jan 2011; no volunteers, recommendations or suggestions from the floor
7. Discussed purpose of the HOA Board according to the covenant; purpose is to work within the covenant and bylaws to act on behalf of the membership to do what is in the best interest of the HOA community
8. Greg Harding opened discussion on the proposed 2011 budget with 15% rate increase
 - a) The 15% increase returns assessment to original \$200 amount so that HOA can pursue a common area park and/or aggressive landscaping initiatives; THIS TOPIC RAISED CONCERNS FROM THE FLOOR mainly because the park proposal and alternatives had not yet been discussed; Phil Gearhardt entered the discussion and asked the membership to hear the park proposal and ideology behind rate increase before attacking the initiative based solely on the increased budget; this stimulated a brief

conversation with the membership about the valid need for an assessment increase even if the park does not succeed during the vote. The membership grew very interested in the following key point.

b) Phil Gearhardt and Greg Harding explained that the HOA would benefit from raising the assessment as a follow up to the community enhancement projects such as the tree planting initiative; Greg Harding and members from the floor assisted this point by highlighting the need for more landscaping and even the possibility of adding an irrigation system in the common use areas to keep the landscaping healthy

c) Phil Gearhardt stated that the intent of raising the budget should not be tethered to the Park proposal and that by viewing it in this way incorrectly asserts that a vote for the park is actually a vote to increase the assessment; Phil Gearhardt stated that the budget increase would procure the funds necessary to pursue the park if the membership voted yes, but was still needed for the alternative enhancement projects even if the Park was voted down. The ideology was stated "it is the HOA's budget to use for the community, the question is how does the membership want to use it, on a joint use park or for one of the other improvements the HOA would like to undertake?" (i.e. Lighting, signs, sprinkler system, trees, etc...).

9. Discussion on Joint Use Park Proposal led by Greg Harding

a) Showed where the .017 plat was located

b) Discussed Bob Fisher's plans and proposal for the Cottages

c) Researched both Game Time and Little Tykes designs

d) Projected costs according to the Park Proposal Budget

e) Discussed excess funding in the event that the park could be voted down

f) The floor requested that the HOA form a committee to review the park and equipment designs; a quick call for volunteers yielded a favorable response and a decision was made to establish a committee

g) The discussion resumed by addressing the legal issues of establishing a joint use agreement

h) Briefly discussed the park landscaping; no existing plans but the goal is to complete the project overtime through landscaping and a sun shelter; one member raised concerns about the materials that would be used as padding on the ground and another member addressed concerns about lighting in the park after dark and the potential that the park might be misused by the populace. It was agreed that these were all valid concerns, but that these issues would require more of a focused approach; at this point, Phil Gearhardt and Greg Harding reminded the membership that Bob Fisher would still build this park without the HOA approval and that all these concerns would still impact the community even if the HOA voted down the project. Phil Gearhardt reminded the membership that the park would be built by Bob Fisher anyway and it was really about whether or not the HOA wanted to partner in order to secure the HOA's right to use it.

i) Greg Harding refocused the discussion by highlighting the value of the park to the HOA; some of the members chimed in to support this viewpoint while others raised the comparable value in alternative projects

- j) Greg Harding responded with a brief discussion about the need to eventually add an irrigation system and more trees to the common use areas; some of the members chimed in to support this initiative as a priority over the park, but through open discussion agreed that time constraints on the park might justify holding off on irrigation and tree planting.
- 10. Greg Harding addressed the need to vote on the HOA Board members and positions
 - a) Asked for any nominees for Board positions of Pres, Vice Pres, Secretary; no nominations
 - b) Took vote on approval of the current Board members; Pres-John Karlesky, Vice Pres-Greg Harding, Secretary-Phil Gearhardt; Approved from the floor
- 11. Greg Harding moved forward with a vote on the Joint Use Park Proposal
 - a) A count of the ballots revealed 24 yes votes and 10 no votes
 - b) By simple majority, the motion to enter into a Joint Use Park agreement with Bob Fisher was approved
- 12. Pushed for Volunteers for various committees
 - a) One member volunteered for the “welcome wagon”
- 13. Issues from the floor
 - a) There was an inquiry about the cost of Pine Mulch; the cost was determined to be \$1000 and required replacement at least twice a year
 - b) There was a brief readdress on lighting options for the park area; no decisions made, but most agree something will be needed
 - c) Need a speed bump to keep cars from speeding through Peoria Blvd when coming down from Riverchase; Greg Harding suggested that owners voice their concerns by contacting the city about the problem. The strategy is to voice enough complaints to cause the city to enforce speed limits
 - d) Teens are hanging out in vacant houses; this concern shifted to the ailing or non-existent neighborhood watch program. Greg Harding asked for volunteers to re-energize the program and for the community to remain vigilant
 - e) There were several complaints about renters and compliance issues; the complaint was supported by a renter in attendance who had never received any notification regarding the HOA bylaws and restrictions. This generated a good discussion on possible ways to get HOA information to renters and have the bylaws and restrictions addressed when contracts are signed. It was agreed on that the HOA must find a way to get the deeds and restrictions out to renters. Several ideas were considered such as word of mouth, passing out fliers or mailers, and advertising the HOA web site. The decision was also made to contact Dream Team Realty to ensure they tell renters about the HOA bylaws and restrictions.
 - f) This discussion led to a push for volunteers to sit on the Compliance Committee
- 14. Adjourned 7:25pm