

TRUSTEE/HOMEOWNER MEETING AGENDA – 9/11/06

Start Time: 7:02

End Time: 8:05

Trustees in Attendance: MR, ER, CF

H/O in attendance: R Duff, Mary

Fitzpatrick, Jerry Bennett, two additional gentlemen

1. Financial Update (attachments)

Mike Ritchie read through the attachments. Keith Brown asked if the amount paid for the tennis court resurfacing was as bid. Eric stated that it was \$350 higher, for a second set of uprights and cables, as only one set was included in the original bid. This project did not include fence repair.

2. Pool & Common Ground Update

Cris Finnegan – the pool is closed. The pool company is currently engaged in winterizing and closing the pool. Eric mentioned that we need to find a way to exhaust chlorine fumes from the equipment room, and a need to do so before the fumes corrode the furnace. Jerry Bennett asked if we could go with a chlorine vapor injection system. Cris Finnegan to contact the pool company for input.

There are two trees to remove at Chestnut Ridge, pending.

A homeowner anonymously reported a white dump truck parking in driveway at 983 Imperial Pt. Eric and Mike drove by to confirm and called Manchester Police on 9/11 to handle via Manchester laws.

Richard Duff asked if the transfer of the Deed was squared away. Eric replied that he had called attorney five times and has sent a letter to follow up, nothing has happened yet. He will report when completed.

3. Results of Cedar Terrace Homes Amendment

Keith Brown: passed 223 to 89, filed with attorney on August 23, 2006.

4. Architectural Control Committee Update

Keith Brown stated we have three volunteers to work on the committee, need two more. Richard Duff volunteered.

5. 2007 Budget Process Discussion and Time Table of Events

- a. 2007 Budget Presentation, October 2nd
- b. Newsletter with 2007 Budget, 2006 YTD Financials and Notice of Future Budget Meetings, October ?
- c. 2007 Budget Q & A Meeting, November 6th
- d. Postcard mailing of 2007 Budget Voting Meeting, week of November 13th
- e. Budget Voting Meeting, December 4th
- f. Deadline for Budget Proposals? [Set by Mike Ritchie as September 22nd](#).

Lots of projects were discussed. We have no erosion problems reported that need to be budgeted. Rebuild guards desk and stands; Repair leak around chimney; Bathroom partitions need work; Half moon basketball court; Purchase additional lounge chairs for pool; Remove timers on in ground pool lights, as we do not use them; Repair concrete pool decking; Purchase of new pool mats; Budget \$3000 for Appraisal of common ground.

5. Other New Business

- a. Resignation by Cris Finnegan of Trustee and Board Member positions

Eric announced Cris Finnegan's resignation and plans to send postcard mailing asking for candidates. Richard Duff questioned the validity of doing mailing and suggested having election in December with three Trustee term expirations.

Eric posed question of staggering trustee terms. Do we fill Cris Finnegan's to term, in other words elect candidate for 1.5 year, or begin as a new three year term? It was determined that staggering becomes a self fulfilling prophecy on its own, with trustees leaving prior to term end, etc.

See attachment: Letter by Richard Duff requesting various documents. Discussion followed, and asked if this should be an open meeting or private meeting.

Per Richard Duff, the State Charter is not up to date for the lawn service we use, and is in fact three years in arrears. Is their insurance up to date? Do we have workman's compensation and business liability insurance endorsements on file for our vendors?

7. Guest Speaker, Presentation of Parkway Proposition R

Keith Brown introduced Trish Gunby to present Parkway School District's Proposition R. The web site to get more information is www.pkwy.k12.mo.us/propR