

TRUSTEE/HOMEOWNER MEETING AGENDA – 9/10/07

Start Time: 7:00 pm
End Time: 7:56 pm
Trustees in Attendance: 4
H/O in Attendance: 5

1. Reading of 8/6/07 meeting minutes
Read and approved
2. Financial Update (attachments handed out at meeting)
Transaction and account balances reports provided to attendees.
Largest payments for previous month were to Lawn Enforcement of \$2,012, \$695.00 to Pool Pros and \$666.43 to AmerenUE. Assessment collections were \$730.00 with clubhouse rentals of \$700.00.
3. Old Business
 - a. ACC Update
47 total review requests have been received thus far. The ACC denied one request because its boundary was in common ground. A second request was denied because the chosen paint color is not allowed based on Amendment 3 to the indentures. The homeowner was expected to attend this meeting but did not. The web site has been modified to allow homeowners to submit requests to meet directly to the ACC.
 - b. Lawsuit Update
A summary judgment meeting with both attorneys and the judge is scheduled for 9/14/07. The judge will hear motions with no testimony. Expect to receive documents with judge's decision in about 30-45 days.
 - c. Pool/Closing Update
Begin on 9/13 and complete by 9/10.
 - d. Clubhouse maintenance
 1. Chimney flashing & painting, roof repair, ceiling repair & painting
This work has been completed at \$1,682 which is below the budgeted amount of \$2,000.
 2. Bug issue in sand playground area
A homeowner complained of flying bugs in the playground area. A pest control company was called and determined there were ground burrowing wasps. The area was treated for \$130.00.
4. New Business
 - a. Completed projects and projects to be completed by end of 2007
 1. Discussion of bids for upcoming projects:
 - Parking lot resealing-To be completed by 9/30/07
 - Pool deck concrete/sidewalk-getting bids
 - New fence gate at pump house-getting bids
 - Lap pool filters-getting bids
 - Lap pool pump & motor- getting bids
 - b. 2008 Budget Process Discussion and Timetable of Events:

1. Deadline for budget proposals from all homeowners 9/28/07
2. 2008 Budget Presentation, October 1, 2007
3. Newsletter w/2008 budget, due out late October
4. 2008 Budget Q&A Meeting, November 5, 2007
5. Postcard mailing of 2008 Voting Meeting, week of 11/12/07
6. Budget Voting Meeting, December 3, 2007.
2. Cost comparison for waste disposal
3. Miscellaneous