

TRUSTEE/HOMEOWNER MEETING MINUTES 1/4/10

Start Time: 7:04 pm
End Time: 8:44 pm

Trustees in Attendance: 4
Keith Brown
Lynn Lee
Mike Ritchie
Eric Ruegg

H/O in Attendance: 5
Jerry Bennett
Cheri Inman
Rick Inman
Eleanor Lyons
Karen Paszek

1. **Minutes** from the November 2, 2009, meeting were read and accepted.
2. **Financial Update** (Mike Ritchie)
 - a. Expenses for 2009 were \$1,964 exceeded income excluding interest income for which totals were not available. Income would have exceeded expenses without the expenditures necessitated by the court case

3. Old Business

a. Budget/Assessment voting results for 2010:

<u>No. Votes</u>	<u>Assessment Amount</u>
63	\$265 (operating expenses only)
71	\$280 (operating expenses + remodel kitchen)
15	\$275 (operating expenses + dog park)
1	Disqualified

b. January Trustee Election

The meeting was suspended at 7:45pm so votes could be counted. Ballots were tabulated by Cheri Inman and Karen Paszek.

<u>No. Votes</u>	<u>Candidate</u>
142	Mike Ritchie
145	Eric Ruegg
142	Carol Weber
2	Disqualified

The meeting resumed at 7:58 pm.

c. ACC (Keith reported for Joel Kray)

- i. The ACC sent a letter to a homeowner who had completed the appropriate paperwork but did not use an approved color for trim.
- ii. Most ACC actions were follow-ups on previously send letters to homeowners.

d. Walking Path (Keith Brown)

Dennis Maddock finished building a walking path from Chestnut Ridge to the Clubhouse with help from his daughters, Mia and Kaia, and homeowners Gale, Glen and Gavin Portman.

e. Lawsuit (Eric Ruegg)

The matter was scheduled for open court November 30, 2009. However, the judge apparently did not want to re-open the trial and asked each side to submit a Motion of Points of Law. This type of motion typically is done at the conclusion of a trial. Motions were due November 20, 2009, after which the judge has 90 days to rule.

f. Clubhouse Vandalism (Keith Brown)

In addition to the work necessitated by the vandalism, both interior bathroom doors were replaced and painted, the ceiling and walls were painted and the cedar wainscoting was stained.

g. Tennis Court Gate (Eric Ruegg)

We received several requests to change the lock on the tennis court because former homeowners with keys were continuing to use the facilities. We received a bid of \$2,500 to replace the gate and lock. The lock will be changed to a keyed entry lock with an exit knob. An inside knob that does not require a key will prevent people from being locked in if the gate is closes accidentally. Costs for the existing gate, which has keyed entry and exit, were \$1,900.

4. New Business

a. Furnace

The furnace fan motor was replaced at a cost of \$580.00.

b. Clubhouse Kitchen

Remodeling the kitchen was discussed and the initial plans explained. Karen will check with the community colleges to see if anyone in their interior design classes would be interested in this project.

The meeting adjourned at 8:02 pm.

Submitted by:

Lynn Lee
Interim Secretary and 2nd Vice President/Trustee