

SPRINGHILL PROPERTY OWNERS ASSOCIATION MEETING

**Meeting Minutes
Saturday, November 3, 2007**

A Board meeting was held at the Public Library on Saturday, November 3, 2007.

Present were: Carol Greff, Treasurer
Tina Piasio, Secretary
Bill Camire, Vice President
Ives Zeitsman

Excused: Marilyn Fong, President

The meeting was called to order at 1:00 P.M. by Vice President, Bill Camire, in the absence of President Fong.

Treasurer, Carol Greff, advised those present that we have \$12,744.14 presently in our bank account. Copies of the current budget vs. recurring expenses were passed out to those members in attendance. Carol explained that we have standard recurring expenses each month of approximately \$2,500.00. This includes office expenses, expenses for maintaining lake, electrical, lawn and legal expenses.

Some homeowners questioned various items in the budget, and the expenses incurred for those items. Treasurer Greff was able to answer all questions to the satisfaction of the questioners. She also stated that anyone who wished to see the books and receipts, were welcome to do so.

At the present time there is \$5,100.00 still outstanding in our accounts receivable. This amount is owed by a few homeowners who still have not paid their annual dues and the assessment for the wall. Some checks are coming in slowly, but those homeowners who have continued to ignore our notices will be sent to the attorney on Monday for collection. Those homeowners will be responsible for any and all charges incurred by the attorney.

There was an open discussion on what members would like the Board to address in the upcoming year, 2008. Topics included landscaping the entrances and islands, lighting improvements and lettering for the entrance walls. In light of the current budget, Treasurer Greff advised the members that increased revenue was needed to address such improvements. Members were asked if they favored a special assessments or an increase in annual dues.

By show of hands, the majority favored an increase in the annual dues. Members were then asked what they thought the annual dues should be increased to. Starting at \$250.00 per year, the majority were in favor by a show of hands. When asked about \$300.00 per year, the majority were in favor by a show of hands. When asked about \$350.00 per year, the majority were opposed by a show of hands.

With an increase in the annual dues, we will be able to finish many of the projects associated with the beautification of our community, namely; entrances landscaped with low maintenance plants, concrete on the islands to be taken up, new "Springhill" lettering at each entrance. We cannot make any further improvements in the community on the present annual dues structure in our budget. Notices for the annual dues will go out in February, 2008. Once we receive the revenue, all committees presently formed will be put to work on each of the projects.

At the present time, the contractor has completed his work on the wall. Once we have a final release from the contractor, we will make the final payment to him. We have appointed Larry Caraccio as Architectural Committee Chairman. He will ensure that all homeowners who live in the wall area, abide by the rules that no fences or structures are to be extended beyond the height of the wall and are not to be visible from Jog Road. No one can put a fence up without the approval of the Board. Decisions will be made after the Committee and the Board has inspected the plans for such fences. We will also like to put in place a "color palate" in which homeowners can choose colors for the painting of the exterior of their homes.

The \$4,000 in attorney's fees was in question. We paid for the attorney to go over and redo our covenants, bylaws and articles of incorporation; research for the boundaries the Board must follow, the collection of dues and assessments from last year; research the State regulations and guidelines, the registration of all documents with the State, as well as over \$ 500.00 from last year, etc. The attorney will send letters to all homeowners in arrears or default, and the homeowner will be responsible for all legal costs.

The Board feels that some changes in our bylaws are necessary. They will review same, make changes, make additions, etc, as the present wording of some bylaws is not specific enough and leads to misinterpretation. They will bring those changes to the homeowners at the January 2008 meeting for a vote.

The Board will also be drafting a "Rental Application and Agreement" which homeowners have asked, it will include a background check for renters. After this is legally approved by our attorney, it will be brought before the homeowners for a vote at our January, 2008 meeting.

The meeting was adjourned at 2:20 p.m.

Respectfully submitted,

Tina Piasio
Recording Secretary