

April 26, 2011

Rochester Glens Annual Homeowners Association Meeting Minutes

Present: Jeff Hengeveld, Pete Arango, Jane Evans, Patrick Fortress, Tom Malysz, Sindy Gensman

- I. Jeff Hengeveld called the meeting to order at 7:30 PM
- II. Jeff welcomed everyone to the annual meeting and asked if there were any other proxies but there were enough for quorum.
- III. Jane read the minutes from the 2010 Annual Meeting. Pete moved to accept the minutes. Patrick Fortress seconded the motion.
- IV. Officer Report
 - a. Financial Review 2010 – Jeff stated that only 5 homes did not pay last year and liens have been placed on those homes. We collected on some overdue dues from foreclosures and were low on donations this year. We have a good surplus and have a savings account worth of \$13,407.03. Jeff asked if there were any questions on the Income statement and there were not any.
 - b. Proposed Budget 2011 – Jeff stated that we currently have 19 homes not paid. We are going to budget that 17 do not pay but expecting around 5-7 to not pay. Our landscaping charges have changed significantly and Pete will explain that later. Jeff stated that we do not anticipate a surplus this year and will have to dip into our savings. Dennis Schmidt asked why the mailing and administration fee is higher than the 2010 review. Jeff answered that we are anticipating more newsletters, etc this year. Fred asked who we chose for landscaping and Pete said we would discuss that next. Jeff entertained a motion to approve the 2011 budget. Pete motioned and David Trimbull seconded it. Motion passes unanimously on the 2011 budget.
- V. Old Business
 - a. Picnic/Halloween - Jeff reported for Sindy that the picnic and Halloween events were a big success again. An addition to the Halloween event was a horse drawn carriage ride and the dunk tank was a big hit again at the picnic. Jeff stressed that it is a committee event that needs more volunteers.
 - b. Negotiation of Contracts/Services – Pete stated that last year was pretty uneventful as soon as the contracts got going. Everything went pretty smoothly. Pete asked for input from the homeowners if things are not being done that you notice.
 - c. Garage sale – the weekend after Mothers Day with the three subdivisions. May 12-14.
- VI. New Business
 - a. Picnic Ideas for 2011. Trudy suggested having a DJ at the picnic and knows someone to hook us up with. We will pass this info on to Sindy to call Trudy. Trudy will volunteer to help with the picnic. Jeff stated that we

thought about moving the picnic to May or June but there's not enough time to plan it. We are still planning on having it in September again.

- b. Garage Sale will be going on again this year May 12-14.
- c. Goals for upcoming year:
 - i. Update entrance markers – Pete has been meeting with landscapers and done a lot of work ahead of this meeting. There was discussion about putting sprinklers in both markers and the cost is about \$6000 for each marker. Considering that we decided to stay away from the sprinklers again this year but chose to get bids on updating the entrance markers. We got 9 bids. We decided to go along with Sierra Landscaping and spend about \$3000 to update the south marker and north marker. Going to remove the rose bushes, hardier grasses, more perennials, updating the boulders, etc. Sierra is also going to do our landscaping, fertilizing, lawn cutting and maintenance of the markers. We were going to go back to Steeles but unfortunately they went out of business. They did pay us back since we had already paid. We are getting a better value from Sierra and updated our entrance markers. Bill Foess from 918 Dahlia asked a question about the projected expense of lawn care for \$6300 and said it has gone up every year. He feels that we should spend the money on one sprinkler system at least to see how it goes. He said that it seems like we spent some significant money the past couple of years on planting flowers and they were hard to maintain so the sprinkler system seems to be a good plan. Pete stated that we need to keep money in reserves in case someone like Steeles might not pay us back if they go bankrupt. We were lucky that they gave us our check back. The money has to be there for emergencies. Jeff stated that the best plan this year was to get the markers immediately beautified and maintained. Pete said if you have landscaping contacts that we are open to getting bids from them. Jane stated that this years landscaping efforts are going to be more extravagant than the other years with more perennials versus annuals that are easier to maintain. Pete feels we are going in the right direction. Meagan from 805 Dickson asked if we have done a risk assessment to find out how much do we really need in savings available for potential emergency expenditures. Jeff stated that we have been talking about sprinklers for several years and that currently we have \$13,000 in our savings account. Our largest risk is the lawn care. We won't have any additional money added to our savings this year due to the large lawn care expense this year. Dennis Schmidt likes the idea of doing one marker that Bill suggested. He asked what else we would have to do to do one sprinkler. Pete said if we chose to do the south marker the sprinklers would be \$5900 without any flowers. The plan is to have more perennials than annuals. Vicki Gladstone asked who pays the water bill from the

sprinkler system. Pete said that the association does. Leon Walker from Deerhurst asked about whether we have spent money on the landscaping proposal yet. He would like to know what is included in the landscaping plan. Bill said that we should have explained the detail of the \$6300 before voting on it on the projected expenditures. He feels it is excessive. Jeff asked if everyone agrees to move forward with updating the entrance markers. Pete and Jane stated that they are going to have more perennials and boulders, mulch etc which requires less maintenance or water. Dale from 1586 Deerhurst stated that he agrees we should do something to the entrance markers immediately. Pete is going to investigate how much it would cost for Sierra to bring water bi-weekly and let everyone know through the newsletter what the outcome is. Another suggestion is to set our goal to get sprinklers and achieve it. Pete said the largest expense is to tap into the city water main which is \$4200. The additional expense is minimal.

- ii. Additional events – Jeff brought up that Avon Hills Bowling has invited us to do a bowling neighborhood event and that the city wants us to be more involved in the city council.
- iii. Welcome New Residences More Consistently – Jeff said if you see a new neighbor to let us know so we can welcome them more consistently.
- iv. Directory – Jeff said we are contemplating doing a new directory and looking into the expense of one and the demand for one. Bill asked if the directory info is on the website and Jeff stated that we currently do not as many homeowners do not want their information posted on it. Jeff said we would look into it again. Sean from Dressler said he could help with password protection issues.
- v. Newsletter – Jeff said we had one newsletter go out this year. Jeff wants to do more to communicate more effectively.

VII. Election of New Board Members

Jeff asked each board member what their intentions were for staying on the board and the following responded: Jane Evans is retiring her position from the secretary. Anyone like to run for president? No one responded and Jeff stated that he will stay as well as every other member. Bill was nominated by ? for Treasurer position. Mark wants to be treasurer as well so we have to vote. Jeff spoke for Mark in his absence. Mark won by 3 votes. Tom nominated Meagan Walco for secretary. Meagan is now the new secretary. The other three board members are staying the same.

VIII. Open Floor

Amy Merlo of 976 Downhill asked if there are any bylaws for the neighborhood? Jeff stated that he will bring over the bylaws and directory to her. She asked if there is a babysitter club, golf outing, etc and Cindy said she will organize something.

? from Dahlia complained about the renters next door to him. The cars were

parked on their lawn. There are commercial vehicles parking on the street and they need to get ticketed. Most of the time there was heavy duty van or pickup trucks. The yard isn't mowed and newspapers are left on the driveway. Jeff stated that we would have to hire lawyers to evict the renters and it would be costly. Bill said we need to have help from the board to get the renters out. The association needs to be there to help with this situation. Jeff said we will send a letter to the homeowner reminding them of the bylaws and who shall occupy the dwellings.

Leslie McMahon of 845 Downhill asked about the money set aside for picnics, Halloween, flowers but nothing for lawyers. She said you need to add money for legal fees to help the homeowner on Dahlia. Jeff asked how much money we should set aside for legal fees. She did not have a suggestion. Jeff said it is not going to be economically feasible to use a lawyer to evict the tenants. A question was asked whether we could assess the homes a fee for this issue but we would have to change the bylaws.

Leon Walker suggested that we can get email addresses of each residence to communicate better on activities and other services residents offer.

Tom said that one homeowner has concern over car break ins and wondering if there is any security we can get in the neighborhood. Patrick said the apartments are getting more security because they are experiencing the same issues. Jeff said we would put in the next newsletter asking for volunteers for a neighborhood watch group.

Jeff motioned to adjourn the meeting. Sindy seconded it.

Meeting was adjourned at 9:22 PM.