

Harris Ridge Home Owner Association

Finance Committee Meeting Minutes

Board of Directors Meeting Minutes

November 11, 2008

1. **The Finance Committee meeting was called to order by Rollie Sidla at 6:30 pm at the home of Rollie Sidla**

2. Members Present

Rollie Sidla
Toni Diaz
Tracy Wernli
Dwayne Wheatley

Absent

Will Simpson

Long Le

Leslie Miller

- The committee reviewed and approved the 2009 budget, Reserve Study, and the October and Year to Date financial statements.

1. The Board of Director's meeting was called to order at 7:00 pm at Rollie's by President; Dwayne Wheatley. A quorum was noted.

Present:

Dwayne Wheatley, President
Toni Diaz, Vice President
Rollie Sidla, Treasurer/acting Secretary
Joe Rawlinson
Erin Woodard
Doug Cowan
Tracy Wernli (new)
Barbara Lazard (new)

Absent

Will Simpson

Carmen Glassinger, Goodwin Management (death in the family)

2. The October Minutes were reviewed. Motion to approve, Joe, 2nd, Doug, approved by all.

3. David Weekly Homes will be transferring the drainage area at Weatherford and Kenswick to the Association per Dwayne.

4. Discussion of the Reserve Study: Motion to approve: Dwayne, 2nd, Rollie, approved by all subject to the following considerations:

- A. Parcels of \$7,000 should not be included
 - B. Mailboxes amount of \$27,000 should be reviewed.
- No action now, but these amounts should be noted.

5. Discussion of an audit, review or compilation. The board voted to get quotes for a full audit for 2008 because of the transition from PSProperty to Goodwin Management. Joe noted the by law requirement for an annual audit and Rollie noted that an increase in audit cost could arise from the trickle down effect of the Sarbanes Oxley act per a discussion with Demel Erickson, our 2008 audit firm. If the Board opts for something less than a full annual audit, the membership should be advised at the annual meeting. \$2,400 is budgeted for the 2009 cost.

Motion to approve a 2008 full audit subject to cost. Dwayne, 2nd Rollie, approved by all.

6. Rollie presented the 2009 budget. Motion to approve: Joe, 2nd, Doug, approved by all.

7. There was a general discussion on maintenance violations, particularly 1113 Blue Fox and 13114 Fieldgate. Rollie urged phone calls as the next step after letters. Long Le will be asked to talk to the Fieldgate owner. Two members should accompany the property inspector monthly. Rollie, Doug and Dwayne may be available.

8. Two skimmers should be replaced on the pool. Dwayne wants another bid on the replaster. Doug encouraged the replaster job to be done soon to avoid damage to the rebar on the bottom of the pool.

9. Board members are encouraged to look at the "AAA State of Play" for playground equipment replacement. The slide should be replaced.

10. A lock should be placed on the enclosure around the high voltage equipment at the playground site. The enclosure should be examined by the property manager for repair or replacement.

11. A code enforcement officer should be invited to the next board meeting to discuss violations outside of our bylaws.

12. Tracy Wernli and Barbara Lazard were unanimously voted on as new members. Tracy will fill the remainder of Julie Averill's term and Barbara Lazard will fill Patrick Whalen's term.

The meeting was adjourned.

The time, day and place of the next meeting is to be determined when Carmen returns.