

## Harris Ridge Owners Association - June Board Minutes

Date: 06/09/09

Place: 13108 Rochester Lane

Present: Barbara Rollie Erin Toni Tracy Dwayne Carmen (Goodwin Management)

Absent: Will and Doug

Meeting was called to order at 7:00 pm.

### May '09 Board Meeting Minutes:

Reviewed by the board members, Rollie made a motion to approve, and Barbara seconded the motion. Motion was passed and the minutes were accepted.

### Guest Speaker: Officer Amir

Reviewed crime statistics and discussed problems/concerns, i.e., debris, possible drug transactions, and vagrancy; with ongoing activity at the park and pool area. Officer Amir advised of "directed patrol" for the neighborhood. Directed patrol is for repeated problems for a specific time and location. E-mails are sent to all patrol shifts to make an attempt to patrol by the location.

Rollie asked what criteria should an individual use to determine whether a situation is appropriate for police intervention. Officer Amir advised to use your best judgment, don't approach any crowds on your own, and when in doubt contact 911.

Additionally, Officer Amir advised that we should get a neighborhood watch started to patrol the neighborhood. Homeowners can request APD to do a Home Security Survey of their home.

### Homeowner's Concerns:

Art (homeowner on Briargate) brought his concerns about the pool and pool wristband policy. He has numerous grandkids that visit and he only has 3 wristbands for the pool. Dwayne advised Art that he would drop off additional wristbands and that the wristbands were to be worn by the adults. Children do not have to wear them.

Additionally, Art advised the Board the he and his neighbor have been periodically monitoring the pool for non-members unauthorized use.

### Property Manager's Report: Carmen, Goodwin Mgmt.

1. Carmen received 2 quotes to repair the outside pool shower. Cost was more than expected. No action was taken.
2. Toni was concerned about the lack of toilet paper, soap, and towels at the pool. She contacted Carmen about her concerns. Other Board member voiced their concerns regarding the amount of trash that was being left behind at the park and basketball court.

Carmen requested a quote from Jim Unruh for pool and playground janitorial duties. Their quote for twice weekly service for April-September and once weekly service is \$5,850/year, \$325.00/month.

Dwayne will ask the current vendor (Yong's) for a price estimate for twice weekly services for April-September. Currently the vendor comes once a week.

Barbara asked Carmen to contact the current vendor to confirm what their duties are regarding toilet paper, soap, and paper towels. Carmen will report her findings to the Board at the July Board meeting

The Board agreed to monitor the situation and revisit the issue at a later date.

3. Collections:

Carmen recommended that the Board approve to file 9 Liens on the homeowners that were sent letters of Intent to File Lien by Adam Pugh in February '09. Furthermore, she recommended the Board approve to send letters of Intent to File Lien to 5 homeowners that are now currently 3 quarters past due in their assessments.

Tracy, Erin, & Toni expressed concerns regarding Patty Arnold's last e-mail regarding cost. Specifically, she expressed her regular customers were given a discounted rate. The members asked if in fact are considered a "regular customer" and if she would give us the discounted rate when another attorney sent out the original 9 letters of Intent to Lien.

Dwayne advised that he will get clarification from Patty Arnold regarding her rates and our status as a customer. He will report to the Board his findings at the July Board meeting and the Board agreed to make a determination on how to proceed at that time.

4. Toni voiced concerns over the process on waiving late fees for homeowners via e-mail. She made a motion the Board not waive late fees via e-mail. She requested that the individual homeowner come to the next Board meeting to make the request before the Board takes any action.

Dwayne advised that per our Bylaws, late fees are capped at 6% per year. Carmen suggested that the Board seek a lawyer's interpretation.

Barbara seconded the motion. 5 approved the measure, 2 voted no (Dwayne and his proxy). The motion passed.

5. Violations – Lawn Issue

Toni expressed concerns on two homes on the Briargate cul-de-sac about their lack of lawn maintenance. Dwayne advised the Board he has attempted to talk with the homeowners. His has been unable to speak with the homeowners at this time, but will make additional attempts.

Treasurer/Finance Committee Report: Rollie

Financials appear to be in order. No major concerns.

Playground: Playground Committee

Tracy and Barbara advised the Board on the committee's actions:

1. Tracy met and spoke with Bill Wolfe of Kidstruction;
2. Barbara met and spoke with Jeff Mankins of Game Time;  
Jeff came out and measured the playground area.
3. Tracy advised the Board that the committee will be meeting in the upcoming weeks to establish a budget and to get a consensus on which structures to get estimates on.

Executive Session:

1. Pool Party: Final preparations were discussed:
  1. Rollie will bring the grill.
  2. Tracy will bring 2 6' long tables.
  3. Toni made a motion to approve funds for a DJ or speakers for music.  
Barbara seconded the motion. 5 voted yes, 2 voted no (Dwayne and his proxy).  
Motion passed.
  4. Tracy will help Toni get the hotdogs, buns, etc.

Adjournment:

Dwayne made a motion to adjourn the meeting. Tracy seconded the motion. Meeting was adjourned.

