

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

August 6th, 2008 6:30pm

At The office of The Property Group 11902 Race Track Road

Present: Don Blake, Kim Melendez & Gerald Fournand
Absent with explanation & apologies: C.J. Baier & Michele Clark
Also in attendance: Leigh Slement and 1 homeowner

The Board Meeting was called to order at 6:38pm

By motion Don Blake/second by Kim Melendez to approve with reading waived the Minutes of the previous Meeting held June 17th, 2008

Treasurers Report:

As at end June 2008

Cash: \$52,933.63 + \$26,224.24 in a short term CD = \$79,157.87

Reserves: \$116,128.45

Operating Expenses to Operating Budget: \$67,335.34 / \$83,010.00

Delinquencies: as at end June = \$8,254.41

Social/Welcome:

5 new homeowner to community

Welcome committee will purchase a plant (\$10 each) and deliver

William & Catherine 12229 Coldstream Lane

Sean Sheedy & Stacy Harper 11504 Cypress Reserve

Robert & Evangelina Arthurs 12218 Bishopsford Drive

Paul Prybylski & Misty Langham 11433 Cypress Reserve Drive

Website:

Website is up and running. Heather Papolos will give Leigh newsletters to post to site

Yard of the Month:

Awarded to 11331 Cypress Reserve

Compliance:

1. Cypress Reserve homeowner with unauthorized black trim will repaint gray
2. Sunroom on Northumberland- Don will look at 4" lift

Common Areas:

1. Removal of palms at Newcastle and replacement with Robeline palm or Washingtonian palm
2. Weeds in common area have been reported to lawn service.. he apologized for being behind and will catch up promptly

3. Gate problems at Newcastle entrance. Board agreed to replace the exit and wait on the entrance before replacing as it is still operating.

OLD BUSINESS

1. Landscape Contract. Discrepancies regarding responsibility of area of land still and open item with Master Association. Not hearing back from Liz (at Master Association)
2. Power washing the balance of wall...only a small section needs to be done and we just received water access from homeowner for one of the remote access areas.
3. Sheffield entrance- C.J. Baier met with Greg to discuss options on competing without any additional expense. John Wagner will do design to complete wall.
4. Discussion on installation of trees on Racetrack. HOA needs to get agreement with county saying trees are being given but no more.
5. Master Association issues- still pending pond responsibility for maintenance and monies owed to the HOA
6. Ryland Group quit claim deed for tract of land still in progress...waiting for taxes to be paid on property before we proceed
7. Courtside Grille- received call from Rich Reidy to advise EPA has no 30 day grace period and that they have issued a warning and are awaiting a response. The Courtside Grille did obtain a permit for outside entertainment during their business permitting process but same was granted contingent that the entertainment was not additional to or unrelated to their restrained business eg if they charged a cover for outside entertainment only.

NEW BUSINESS

1. Formation of Budget Committee: C.J. Baier, Don Blake and Gerald Fournand
2. Street Trees- those homeowners addressed to trim easement street trees who do not...discussed the possibility of having the Association fund the trimming and assessing the homeowner accordingly. Will review the costs and discuss further.
3. Gerald updated on-line voting services as a resource for future Association voting. Possibility of having homeowners vote for amendments via a service in an effort to increase community participation and allowing us a chance to reach 2/3 minimum vote. (Vote Net.com \$250 fee)

There being no further business to attend to the meeting adjourned at 7:36 pm

Notes prepared by Kim Melendez