

Minutes  
Muirfield HOA  
13 March 07

The following were in attendance for 6:30 pm meeting:

Karen Hibel, President

Mark Stevens, Vice President

Brian Morris, Welch Agency

OLD NEWS

The new landscaper chosen is JSL.

The doggie bag dispenser will be JJB Solutions. Karen will follow up to determine what is written on the box itself and how the rolled bags come out (individual of rip it from the roll) vs. the card bags. One bag dispenser will be ordered to see how well it will be utilized in the community.

Mark spoke with his contact with the city regarding gray water for the common areas in our community. The current water bill (culinary) runs between \$120 to \$300 and quadruples during the hotter months. That cost is per zones and there are 12 in our community. The cost of the gray water will be \$20 flat fee per townhouse unit (\$5 per unit). Therefore the water cost will be \$240 per month for all zones. Mark's city contact said that Hamlett Homes was going to change over the water system to the gray water when it was available, but it never happened. Brian put a call into Hamlett Homes to the person responsible for the Developmental Plan committee. That person will call Brian back next week. John Aldus is the President of Hamlett Homes. Mark will have the city write a letter to Hamlett Homes regarding their recollection of the conversation.

Brian is still working on getting a presentation of RainBird's Satellite watering system.

The HOA will talk with the landscaper regarding a probe system to control over watering.

Brian has tried to contact the lawyers regarding the buildings going up on 400 N. and the tie into our sewer system.

Also there is concern regarding the builder making the houses comparable to the square footage and outside appearance to the rest of the community and the new owners requirements to abide by the CC&R's.

The CC&R's are available on the Yahoo groups and on the Welch Agency website. If a mortgage company requests them, Brian will email it to them. A response time of 72 hours will be provided per request.

The signage will be done by the end of this week. ("community meeting") They will be stored at Karen's house.

NEW NEWS

Brian will email the HOA the names and numbers of those who ran for board positions during the last election. The board will call to get those people appointed to the Subcommittee and invited to the next board meeting.

Brian handed out Budget details with Aged Receivable Summary of those who are delinquent with their dues payment. At the next meeting the board will discuss the possibility of sending out a "summary" to each home owner to see where they stand with regards to amount due just to keep everyone updated. This would be done for an extra fee by Welch. Brian would like to send out letters to those who need to become current with their dues.

According to the CC&R's, rentals need to be preapproved by the board. Brian will check to see what the board can do to enforce that. We don't want our community to be known as the rental section of town. Also, the board may consider having a copy of the lease when a property is rented.

Minutes will be included on the Yahoo groups. Brian is responsible for putting up polls.

The shutters and doors in the community is in need of a coat of paint. The paint is from Kwal. Mark will get those colors for the board. He will also bid out the cost to have the town homes' shutters and doors painted and to have that cost assessed to the town home owners. Also the idea of bidding out the entire neighborhood was proposed. A possibility of having the shutters done professionally and a paint kit (quart of paint with brushes) supplied to the owner to do the door on their own time. There will be approximately a two hour span of time for the door to remain open to have the paint dry. This would be difficult to have done during the day for many owners.

Next month agenda:

Gather info for rates to increase for dues (review financials)

Siding coming off townhouse.

Meeting adjourned at 7:40 pm.