

The Maples HOA Board of Directors Meeting

Minutes

10 September 2009

- I. **Call to Order** – 6:08pm – David Barth, Kyle Hansen, Phil Howland present.
- II. **Approval of Agenda** – Approved
- III. **Loss of member, new member?** – Stacey Wade resigned this week. Discussion on possible new member of board. Liz Marsh and two others who have shown interest, but names unknown at this time. Each will be approached for a short interview.
- IV. **Approval of Bills** – Discussion. Approved 3-0
- V. **Foreclosure on the P*****s** – after significant discussion, approved 3-0 to move forward with the foreclosure, since the judgment against them was confirmed.
- VI. **Pool**
 - a. Finishing up Pool Signs – Howland presented the pool rules recommendations. Comment to reformat #7, and the rest approved 3-0. Howland to rework rule#7. Hansen will investigate prices for metal signs and report for approval .
 - b. Pool Inspection Items – recommendations from Welch Agency dated 8/25 reviewed. Hansen will get rope for the life-ring. Comment #25 is included on the pool rules sign. Hansen will get soap and trays for the showers (bars, not liquid dispensers)
 - c. Pool Closing – the pool was officially closed for the season on 8 September
- VII **Dead Trees** – reviewed the notes from Keith’s Landscaping. Approved 3-0 to replace 3 trees with the biggest impact to the appearance. Special instructions to Keith’s: replace trees with equal size caliper and height and specimen; new holes to be 2 times the ball width and 1 ½ times the depth; all new replacement topsoil will be used and fertilizer tablet added; burlap to be removed or cut back to halfway down the side of the root ball.
- VIII **Dog Feces** – Approved 3-0 to install up to 6 dog feces bag dispensers for the common areas. HOA Board will do a dog feces pick-up in common areas on September 15th prior to lawn mowing on September 16th.
- IX **Snow Removal Specifications** – Reviewed the recommended snow removal specs (draft) from Welch Agency. Recommendation made for minimum application of chemicals, which was agreed upon. HOA Board will hold a reflective stake installation day in the fall. HOA Board will do a walk-around and review of site with approved contractor. David Barth to

question if bid will be lowered if the owners remove the snow from their own porch and stairs in front of home

- X **Newsletter** – Items may include statement about cameras at pool house, dog feces pickup by residents, a report with photo on the summer pool party, common misunderstandings of owner responsibilities (Howland), a report on the entrance landscape work, and a statement on damage by children playing in and on plants and trees

- XI **Other business** – Hansen recommends replacing broken common area fence slats as needed. He will price replacements for approval. Vehicles with expired tags for 30 days will receive notice on windshield and then be removed at owner’s expense if remaining another 30 days. Drainage problem in the commons walkway area will be watched until spring and then reevaluated. HOA Board approved 3-0 investigating (with an attorney through Welch Agency) whether or not the original concrete installation is still the responsibility of Hamlet Homes. It is believed that they are since original notice of concrete problems was given within the warranty period and has not yet been resolved.

- XII **Next Meeting Schedule** – Thursday, October 1st at Hansen’s home

- XIII **Adjournment** – 8:10pm