

DSHOA Board Meeting Minutes

Nov. 24, 2015

Real Manage Conference Room
9601 Amberglen, Suite 1250

Meeting called to order at 6:03PM, adjourned at 8:00PM by Karen McGrath, President. No meeting was scheduled for December.

In attendance; Karen McGrath (President), Cheryl Walker (VP), Randy Reavis (Treasurer), Dan Harrison (Secretary), Bill Brooks (Real Manage), and Benjamin Yeager (Real Manage). Residents in attendance; Jan Pelosi, Robert Golla, Prashant Gadgil, Tammy Fraser, Ted Klinker, and Frank Maulit.

RESIDENT ISSUES:

Robert Golla expressed concerns about the signs placed in Trailhead Park behind his property. *ACTION:* The board agreed to place only one sign half way between his and the neighbors property one to two feet from the fence.

Jan Pelosi inquired about the status of our website and the possibility of getting information on changes in property ownership. She also noted that the newsletter email addresses need to be corrected. *ACTION:* The board is working to improve the website and will be appointing a new Website Committee chairperson. Real Manage was asked to supply Jan with the monthly newcomers report.

Frank Maulit offered to help with the Davis Spring web site. *ACTION:* Frank was named as chairman of the Website Committee and to coordinate with Randy. The board instructed Ben Yeager to give Frank immediate administrator access. Priority was given to posting committee email addresses and the current newsletter.

Ted Klinker suggested that residents need to know the savings the HOA is realizing from the well at Neenah and Parmer. He also told Ben Yeager that the DCC&R violation letters are not clear and specific. Ted asked if the Board's Minutes could be posted to the HOA's web site. *ACTION:* Mr. Yeager will look into ways to make the letters more understandable. The Board will post its minutes to the web site.

COMMITTEE REPORTS:

Cheryl reported that the pool will close for the winter after the Thanksgiving weekend. During the winter will be resurfacing the pool, under warranty, and a new skimmer will be installed in the kids pool.

OLD BUSINESS:

Retention Pond Vote: Bill informed the board that we have not received enough ballots to complete the sale to the city. *ACTION:* Bill will mail a second ballot to residents who have not responded. The mailing will include a stamped self addressed return envelope. There will be no additional labor charges incurred for purging the mailing of residents who have already responded, per B. Yeager. Randy will also send an email blast asking residents to please vote if they have not already done so.

Website Update: See Frank Maulit above.

DCC&R & Bylaws: Dan asked if our DCC&R's and Bylaws are up to date. Bill stated that all legal documents are up to date and can be found at www.RealManage.com.

Tennis Court Gate Springs: Dan stated that the gate will not close unless opened all the way and that the top spring is loose. *ACTION;* Bill will send maintenance to repair the spring and check the gate closing.

NEW BUSINESS:

Fencecrete Fund: Dan suggested that the board consider trying to establish a fund to help residents with Fencecrete fences to keep them repaired. Bill stated that it is not legally possible to establish such a fund.

Newsletter Electronic Delivery: Discussion concerned whether to send the newsletter out in an email blast or just post it on the HOA's web site. Jan Pelosi also wanted to know how residents who have moved can be purged from the automatic

delivery list. *ACTION*; The newsletter will be posted on the HOA's web site. Decision on an email blast will be taken up later. Bill was asked to furnish Jan with the Newcomer list.

Budget: Karen McGrath moved that the budgeted postage expense be doubled. The motion was accepted and the 2016 budget was approved as amended.

Landscaping: The Board ask Bill to obtain at least three bids for the HOA common area landscaping.

EXECUTIVE SESSION:

Resident delinquencies were discussed.

Respectfully submitted,
Dan Harrison, Secretary