

## **Crosswinds Homeowners Association**

Board Meeting

28 December 2006 – 7pm

Furnee Residence – 503 Crosswinds

Minutes recorded by Melissa Kistler, Secretary

### Present:

Peter Furnee

Alicia Payne

Patrick Moylan

Ken Binder

Mel Kistler

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7pm: Start of Meeting

### Kathi Hare Resolution

- Follow Through:
  - Numerous calls to the courthouse; so far no notice of summons service to Kathi from the Sheriff's office.
  - Melissa will contact the court again tomorrow (12/29) and follow with call to the Sheriff's office for status
- Options
  - Request canceled check from homeowners who have previously paid the \$200 special assessment; move funds to special account as verified.
- Deadline before approaching homeowners:
  - Wait for further information on court filing and assess feasibility of recovering data from Kathi.

### Crime Watch

- Reports:
  - Peter Furnee observed 2 male youths in act of vandalizing construction equipment in Norbourne Glebe. He called the police and took photographs of the two boys damaging equipment. Both were arrested.
  - The house at 510 Crosswinds has been repeatedly entered by unknown person or persons. A cat was heard crying in the basement - presumably after entering through a basement window which had been left open and becoming trapped. The cat was rescued and the house secured in presence of Jefferson County Sheriff's deputies. The house has since been found opened on a number of occasions, has shown indications of use, and will be more vigorously secured.
    - Melissa will continue attempts to locate the legal owner (presumably bank) of the property and advise of the security issues as well as assessment of 2007 HOA dues for property.
- "Lights On Crosswinds!" Campaign:
  - In conjunction with the City side, those with exterior lighting will be asked to please keep lights on after dark.
    - Without street lights, leaving exterior lights on will significantly increase visibility, making criminal activity much more easily detectable and discouraging criminals from being able to act in anonymity of darkness.
    - Smaller watt bulb can be used to detract from light into neighbor windows.
    - MOTION: Cooperate with City Side and make "Lights On Crosswinds" an official neighborhood initiative.
    - VOTE: Unanimous "Yes" in favor by all board members present.
    - Peter Furnee will develop a logo to be used in promotional materials and contact Home Depot to inquire if they would be willing to "sponsor" the campaign via contribution of case(s) of light bulbs to distribute through the neighborhood. In exchange, promotional materials (fliers, etc) would feature "Sponsored by Home Depot" or something similar.
    - Once logo is developed, Melissa will add a pop-up to the website outlining details of the initiative.
    - Fliers to be distributed to the neighborhood announcing kick-off

## Snow Removal

- Joey Gaines
  - Difficulty reaching for written bid/quote. Per verbal statements, he is most cost-effective of vendors investigated. Has been the previous vendor for snow removal with satisfactory results in previous years.
- Arndt
  - No response
- T&T Hauling ("Tevin")
  - Prices quoted are prohibitively high and on a per hour basis – frequency depending on accumulation. Preliminary calculations mark possible cost of a single heavy storm at upwards of \$1200 for removal; require predetermination of salt use - with overage surrendered or self-stored at close of season.
- R&L (lawn maintenance)
  - Patrick Moylan will contact to inquire whether they also provide snow removal and request a quote.

## Treasurer Report

- 2007 Dues Chart
  - Dues received for 11 Lots as of this meeting
- Late Fee notice, Postcards, invoices? Phrasing...
  - Dues Schedule:
    - January 1 – \$100 Dues payable
    - February 1 – Dues are late
    - February 15 – Past Due Notice issued, including notice of late fee to be assessed after March 1
    - March 1 – Late fee (\$10) assessed
    - March 15 – Notice of Intent to Place Lien for non-payment of dues issued
    - April 1 – Lien to be filed against non-current properties
- Back Statements (Geri at City??)
  - Geri stated she will gather back-statements from her records, at no charge but at her convenience.
  - Alicia will contact Geri to keep on her agenda and hopefully expedite record recovery.

## Spring Plans

- Homeowners Meeting in March
  - Tentative date for March 31, Oakland Community Church (if available).
  - Patty to be contacted concerning church availability to secure firm date.
  - Agenda to include top 3 priorities of homeowners. Prior to the meeting, notice will be posted and homeowners solicited for their 3 most critical issues concerning the neighborhood. The top 3 issues over all will be addressed on an alert basis before the regular General Meeting in June and thorough report given at that time.
  - Notice also to be issued of nomination procedures as outlined in By-Laws, reminding homeowners to submit nominations and encouraging volunteers for board positions and committees.
- Spring Rib Cook-Off
  - Tentatively to be coordinated with March meeting date
  - To be held on the commons; Cook-off to include Ribs and/or Chili
  - Sporting event to be included; suggested: flag football, softball. Kickball suggested and favored, as it would allow participation by older children and unlikely to result in broken windows.

## Misc. Business

- HOA Printer/Fax/Copier
  - Inkjet device – print cartridges are high cost
  - Discussion of possibility of offering the unit for sale to neighborhood, proceeds to go to HOA treasury.
  - Peter states he has an extra laser printer that he can offer for HOA use at no cost. Treasury would only need to supply toner cartridges as needed (at significantly reduced cost from inkjet cartridges).
  - Issue to be raised with Homeowners at the next General Meeting.