

Crosswinds Homeowners Association

Annual Meeting

24 June, 2007 -- 5pm

St. James Catholic Church

Minutes recorded by Melissa Kistler, Secretary

Board Members Present:

Peter Furnee – Presiding

Tamara Thompson

Melissa Kistler

Renaé Furnée

Ron Kelley

Patrick Moylan

Ken Binder

Pattie Abdella

5:09pm: Start of Meeting

Sign-In

Reminder to sign in to meeting.

- 16 lots represented in person, 6 proxies. (Quorum represented for purposes of conducting business.)

Review of Code of Conduct

Code of Conduct for Association Meetings is presented. This Code is to be observed at any meeting of the association. Paper copies are available; the document is also available for download via the HOA website.

Presentation of Meeting Notice

- If anyone prefers to receive email notice of meetings, they may sign a waiver of written notice and receive email updates in lieu of printed/mailed paper notices
- Jeff Hackney states his notice was mis-addressed. Mailing list will be reviewed to ensure all addresses are current since the last 911 renumber. 2 notices were returned “vacant – undeliverable” for the 2 vacant homes.

Board and Executive Introductions

Board members briefly re-introduced.

Noted: 4/15 meeting minutes are available online for download.

Accomplishments

(Reviewed/Continued from April Meeting)

- Ken & Patrick regularly police the common area for trash and litter
- Ron initiated participation in “Watch Jefferson County”, the county and area crime watch and reporting online forum. Includes crime reports, tip lines, etc.
- Bookkeeping: Electronic as well as paper files are kept of all transactions/records since the change of leadership in October, 2006. Records are readily available upon homeowners' request – may submit request for documents in paper form or via email. For paper forms, please arrange to pick them up or send a self-addressed, stamped envelope to the HOA P.O. Box.
- City Side HOA: Coordination continues, with the intent for Crosswinds to be able to operate, as much as possible, as a single community. Efforts continue to develop the relationship/partnership.
- Website: Anyone who has not yet visited is highly encouraged to do so - <http://www.crosswinds-hoa.org> . Email may be sent to the entire board at board@crosswinds-hoa.org Noted, this address is a distribution list for the *entire* board, not just one individual. The website is frequently updated, and contains the most current information available.
- Online Forms: Ongoing (such as Covenant Violation complaint) and time-specific (such as board nomination) forms are available on the website for easy download in .pdf format.
- Proposed Budget: For the first time since its inception, the Association is to be presented with the opportunity (as required by the governing documents) to review and ratify a proposed budget for the fiscal year.
- Roadway Assessment Account: Separate account established, as required, for the Roadway Resurfacing project. Funds deposited or transferred as payment/proof of previous payment are received.
- Community Events: Turkey Bowl, Easter Egg Hunt, etc. Summer Picnic planned for July 14.
- Lights On!: Safety campaign is ongoing – A reminder to please keep exterior lights ON during dark hours.
- Department of Taxation: Certificate of incorporation had been allowed to expire for 3 years. It has been renewed, and good standing reinstated with the state.

- Vigilant Trespassing Enforcement: Increase in the number of people who are taking the time to report suspicious activity and/or persons in the neighborhood is noted and appreciated. Anything suspect should be reported immediately to the police, either by calling 911 in an emergency situation or, for non-emergency, call 725-8484. This number is answered by a dispatcher, who will contact the appropriate law enforcement officials.

Top 3 Homeowner Concerns

- Only 8 forms were received. Lack of participation makes it difficult to get concerns addressed – all are encouraged to participate!
 - 1. On-Street Parking: As per the covenants, there is still NO parking on the street at any time. There is also no parking on the sidewalk or on the grass. During school hours, particularly pick-up and drop-off times for the buses, this rule is especially critical. During the Summer recess, all are asked to park respectfully and in such a way as to not congest or block traffic through the subdivision.
 - 2. Speeding through the neighborhood: The possibility of speed bumps has begun to be investigated; however, there can be no speed bumps or other impediments anywhere on the school bus route. Since the route is not yet finalized, the possibility of speed bumps will have to be tabled pending the eventual release of the final bus route. In the interim, please ask anyone you see not observing the posted speed limit (15mph) to slow down through the neighborhood. Any speeding commercial vehicles (delivery trucks, food carriers, etc) should be called in to their respective management and reported.
 - 3. Unightly Common Area: The cavity on the common area is going to be cleaned up and seeded. There is a possibility of an equipment loan from St. James in order to lift up the debris; we would be responsible for arranging for the haul away of cleared materials. Patrick is working on making an arrangement with Father Brian at St. James and will keep the board apprised of his efforts. After a dispute, the original contractor responsible for construction of the basketball court dumped the remainder of his loose asphalt for the project on the area. There was some discussion as to whether he would be willing or could be convinced to remove the debris, and Peter will contact him to investigate; however, due to the length of time that has passed and the negative end to the relationship, a positive outcome is not expected and other options will also be pursued.

Reports

Treasurer's Report:

Delinquent Lots:

- As of 6/24 there 10 lots unpaid or partially paid and 56 lots fully paid for 2007 dues.
- 7 lots with liens placed against them. 3 additional lots have liens pending.
- Noted: Lien against the property prevents the transfer of title/deed at closing

General Ledger presented.

\$11,075.30 in the general treasury

\$5,805.58 in the Roadway account, which was established as an interest-bearing savings account.

Roadway Project

A vote in Spring 2006 approved the \$200 assessment to establish the roadway fund. The estimated fund total was based on a previous quote for the cost of the resurfacing. Following the end to legal proceedings, the previous records were reviewed and reflected less than 1/3 of the total deposits made to the old General Treasury account. Because the records are incomplete, it is necessary that each lot owner provides either payment of unpaid \$200 balance or proof of prior payment in the form of a cancelled check or receipt.

- 100% payment by all 66 lot owners would put the balance at \$13,200.00
- 37 lots are unpaid or have not yet provided proof of payment.
- Liens *will* be filed for unpaid/unproven assessments.

The estimate for the cost of the roadway resurfacing if it were to be done today is approximately \$75,000 for 1.5" surface. The company responsible for the initial paving of the neighborhood provided this quote, also stated the roads will not require a new surface layer for at least a few more years. Estimated cost in 5 years would be \$117,000.

Budget

- Review of proposed budget (as mailed to all association members previously)
 - \$17,280.00 forecasted expense total, includes \$8,448.00 towards roads project
- Review of proposed dues increase to reflect the expenses of the budget for fiscal year July 1, 2007 to June 30, 2008
 - Dues for 2008 will be \$270 per lot, payable on or before January 1, 2008

The Budget is presented for ratification. Per WV 36B-3-103, if a majority of those present do not reject the budget it is declared ratified.

- Vote: 22 homes represented. 21 votes in favor, 1 vote opposed.
- The proposed budget for 2008 is RATIFIED.
- \$270 is due on or before January 1, 2008. Prior partial payment is acceptable, as long as full payment is made on or before January 1. A postcard will be mailed out in 10-15 days to formally notify all lot owners of the dues increase.

Elections

Nominees:

- Peter Furnee, President
- Tamara Thompson, Vice-President
- Regina Binder, Secretary
- Renae Furnee, Treasurer
- Ken Binder, Director
- Ron Kelley, Director
- Patrick Moylan, Director
- Mary Lou Hackney, Director
- George Cummings, Director

Vote:

- Ballots cast by all lots represented. 22 votes, unanimous in favor on each position. Board is elected as presented, with one nominee per position.

Transfer of Records

Exiting secretary, Melissa Kistler, will transfer any records and documentation in her possession to the new secretary, Regina Binder.

Board Meeting Set

The first meeting of the new board is set for Sunday, July 8, at 4pm, Location TBD.

Community Picnic

Saturday, July 14, 2007.

There will be activities all day; the barbecue/food portion of events officially kicks off at 4pm.

Activities proposed for the event include an inflatable water slide, many donated raffle prizes, a visit from the Fire Truck, bicycle decorating contest, etc. Anyone who would like to donate items or suggest sponsors for the event is encouraged to contact the board to make arrangements. New "Top 3 Concerns" forms will be distributed at the picnic.

6:20pm: MEETING IS ADJOURNED