

Crosswinds Homeowners Association, Inc., Board of Directors Meeting, 6 April, 2008
Notes recorded by MLH in absence of a Secretary.

Attendees: Peter F., Renae F., Ron K., Patrick M., MaryLou H.

Treasurers Report: Regular Account: [OMITTED FOR PUBLIC USE]; Road Assessment Account: [OMITTED FOR PUBLIC USE]. We are on track with our current budget.

Six liens have been filed at \$308.50/ea.; four houses are currently working on payment plans.

Attorney/Legal

Peter is in discussions with Attorney Hammer for the intent to hire him for penalty purposes; i.e. review state statutes, etc. If Peter doesn't receive commitment from Hammer, he will seek further info regarding counsel.

****VOTE****

We voted unanimously to hire Rickenbacker Collection Services at a price of \$120/Year at four accounts per year. This fee includes calling and mailings letters to homeowners who are delinquent on their dues. The HOA will receive 100% of what is collected, and we will also have online access to this service. If they receive no response after calling and mailing letters, Rickenbacker will file with the three known collection agencies.

Enforcement plans were discussed. The Board has agreed to initiate enforcement of the Covenants to the best of their ability. Through Board Discussion, letters will be mailed and corresponding fines implemented based on severity of the offense at Board discretion. Without a committee in place, it will be difficult to begin this with 100% compliance. It was recognized that a violation remains a violation and the Board cannot realistically penalize or enforce all violations simultaneously.

Letters will be mailed to homeowners regarding the enforcement of the covenants - Peter will send to the BOD for any edits.

When these violations reach 10 days after written notice, mailed USPS Standard, fines of \$25.00/day of offense will commence. In cases where the violation happens one day and not the next, each instance will result in the fines.

Lawn Care/Landscaping

****VOTE****

Bids were received from several lawn companies, and the Board unanimously voted on R&L Landscaping at a cost of \$4,355 for 2008. This costs includes cutting the grass, trimming and also the removal of the asphalt currently by the mailboxes. They are to start April 7, 2008. Residents will receive 15% off of their initial landscaping purchase at R&L; residents will also receive \$5 off of their mowing, for a total of \$35/per mow.

We received a quote from R&L on 10-15 ft. red maple trees to be placed in the common area - \$395/each, with a one-year guarantee. Discussions will continue with regards to whether or not to purchase the trees, as Crosswinds in the City are involved in these talks as well.

Speeding

A recent speeding incident occurred last week wherein the State Police was called. Peter witnessed the motorcyclist going approximately 60-70 mph down Crosswinds Drive; he walked to the Homeowner's house at 351 Crosswinds Dr, and attempted to speak with him, but was unsuccessful. Peter took pictures of the motorcycle and then called the police, who in turn and cited the homeowner with a reckless driving ticket. Both Peter and Ron, who also witnessed the speeding incident, spoke to the State Police.

A discussion was held on putting speed "humps" in the neighborhood. We have received an estimate of \$500/ea. from Craig Paving. We are proposing having three speed humps (6 ft. long with 3 to 3-1/2 rise) however, we are researching a few items, to include studies on people with disabilities, emergency

services, and snow plowing, to see if these items will have a factor in putting in the speed humps. Peter has written approval from Bob Boylan, Coordinator of Transportation at Jefferson County Bus Service, for installing speed humps, stating they will not prevent the school bus from coming through our neighborhood. Communication with the City HOA indicates the current Bus Route will remain the same.

****VOTE****

The concerns referenced above resulted in tabling the vote for Speed Bumps until answers were found.

<Addendum>: 4/7/08 (Peter). Peter Spoke with the On Station attendant at Independent Fire Company #4 regarding response time in neighborhoods with speed suppression devices and was told "There is no appreciable difference in response time with regard to speed bumps or humps. We aren't going to be going 70 mph anyway." Further, Charlie from R&L informed him that Plowing companies traditionally mark the location of speed bumps in advance of the first snow, and raise and lower the plow accordingly.

A Vote will be put out via email in the days following. Peter has marked the street where the proposed installation would be, as well as communicated with the City HOA.

</Addendum>

Proposed Upgrades/Timeline

Bus Shelter: We received a quote for \$4895 from Columbia Equipment Company. We will further discussions with City HOA on splitting the cost.

Playground: Discussions were held on where to place it if we were to install a playground (most likely would be near the County mailboxes). Research to be done on the insurance end of having a playground. If we were to get one, it most likely would be a few years from now. Preliminary discussions with the City HOA indicate a shared interest and timeline. Finances, Liability and location are the primary obstacles. Renae has researched alternatives to Columbia Equipment Company. Better pricing is available for equipment, but without installation and landscaping. Further research is necessary.

Street Signs: Per local towing companies, the parking rules must be notated on street signs. A contract cannot be in place if they were not. They will, however, come out for individual calls, if necessary. Signs to accommodate this are estimated at over \$1000.00.

Annual Meeting

The annual meeting will be held on 29 June 2008. The place and time will be announced. Patrick is to investigate the opportunities for using the St. James Church. The nominations sheets will be placed on the website soon.

2008-2009 Budget

We will begin working on the 2008-2009 budget. If there are any items you wish to add, please let us know.

Events

The Spring clean-up date is 26 April; Apple Valley Waste (AVW) will come through the neighborhood to pick up yard waste only. The cost is \$100/hour for a truck and 2 men, plus \$79/ton for disposal, which will be split between both County and City HOA.

****VOTE***** 4 Yeah, 1 Abstain for HOA sponsoring of Cleanup Day with AVW.

The community yard sale will be 14 June; AVW will also come this day, however, this will not be sponsored by the HOAs; pick would be paid for by the individual homeowner.

The meeting was adjourned at 4:30 pm.