

SRHA Meeting 3/13/2018

7:05 PM

Attendees:

Board Members:

- Herb Leblanc
- Linda Leblanc
- Karen Malcolm
- Kirk Hensley, Secretary
- Brooke Ziolo
- Arlanda Brantley
- Mike Dombrow
- Steve Kadish
- Crystal Senyshyn

Homeowners:

- Jill Peterson
- Steve & Christina Dam
- Dan Annen
- Beth McBreen
- Amy Hensley

Meeting called to order: - 7:05 (Steve Kadish)

First order of business: (All)

- Minutes approval will be sent to all members and responded with approval / edits within 5 days. However, if the member response is not returned within 5 days then an assumption of approval will be implied.
- Meeting minutes will be forwarded to Jill Peterson for posting on the SHRA webpage.
- Last meeting minutes will be resent out.

Treasury Report: (Brooke Ziolo)

- SRHA 4th qtr fiscal income equaled \$6342.56 and incurred expenses of \$4,135.86. Fiscal year net cash flow equaled \$2,206.70 with a total net cash flow of \$7,957.69 (Minus the required \$5,000.00 emergency fund set aside)
- Question about the insurance was asked by Linda. Brooke asked for volunteers for insurance.
- Karen Malcolm stated that she may have a contact and she will request information.
- Steve Kadish discussed a "Tail" policy that may be implemented, which may not be as beneficial to the association to make the change.
- Jill asked if the maximum coverage was \$1 million or \$2 million. Brooke responded: SRHA is insured by State Farm with the following coverage \$2M business liability, \$5k Medical payments, \$4M for products – completed operations and \$4M General aggregate.

Architectural Committee: (Herb Leblanc, Dave Malcolm, Kirk Hensley)

- No new items to report

Communication Report: (Jill Peterson, Karen Malcolm)

- Jill provided information regarding the SHRA webpage The domain name registration increased from \$15 to \$21. Webhosting was paid in advance last year and is locked in for 2 more years
- Association Newsletter was suggested to be redistributed - Jill Peterson will be in charge of distributing these to the community
- Directory has been updated

Landscaping Committee: (Herb Leblanc)

- The stumps on the corner of Smith rd. and Steeple Run Dr. were discussed. The homeowner is responsible for the removal.

Social Committee: (Karen Malcolm, Linda Leblanc, Beth McBreen, Ashley Annen)

- Members had discussed a sync up session between them where they would begin the planning of a summer block party and other activities.

Preferred Contractor Program: (Herb Leblanc)

- Septic pump out will be scheduled in May and October
- Future plans for gathering information on items such as: plowing, roofing, etc. will be explored.
- Sealcoating was discussed - Scott Brown and Bello were the front runners for group discounts (discounts will be greater if multiple homeowners participate on the same date). Will investigate further prior to the next quarterly meeting.

Compliance Committee: (Mike Dombrow, Jim Schlough, Crystal Senyshyn, Jennifer Mark and Rodrigo Leudo)

- Process and protocol was discussed
- Previous infractions brought up in the annual meeting were not validated with evidence requested.
- Non-cutting of two lawns were discussed and further action will be taken to ensure compliance in the spring.
- A disagreement regarding "grandfathered" in fences was discussed by the board and agreed upon that the fences in question are not held to the regulations of the covenants and by-laws.
- Violations brought to the attention of the committee by association members, including committee members, will be initially addressed verbally by the committee, and formally acted upon only after board approval, and enforced by the compliance committee.
- Article 10.1 was cited, and discussed, regarding the enforcement of certain violations and not others (Board has discretion).

Old Business:

- Voting on the changing of covenants was discussed. The current rule for any changes requires an 80% vote of SHRA homeowners. This rule is 10% higher (80% vs. 70% for rules changes) than the neighboring 12 associations (Estates) within 8 miles.

New Business:

- If any changes are going to be requested, it must be provided to the board for processing and voting within the current year. A document will be provided to the homeowners (possibly a shared google document) to write in their suggestions. This will be put in place no later than 5/01/2018.
- Next board meeting: 5/15/2018

Motion to Adjourn: Jill at 8:31pm and seconded by Brooke Ziolo.