

John responded with: He would like to do a work sheet for the road chairman and reports and create a specific document for the new road chairman. It should show the cost estimate for completion of the 5 year program that Jerry created. We already have a work sheet. However the Quick Books accounting program does not have a category or breakdown area for budgets for the reserve fund update.

If we could get it all on the program it would be easier.

Dan made a motion to approve the budgets and statement which was 1st and 2nded and approved by all board members.

- ❖ The budget as stated does not include the parties that are delinquent in their dues or for the not show fee for the semi-annual work days.

We should review at the October 2010 meeting that there is a late fee and notify all property owners that commencing with the October 2010 meeting it will be assessed and billed as we go forward.

Carol noted that the late fee had already been confirmed and approved awhile ago.

Dan made a motion to announce at the October meeting a reminder to the property owners that the late fee in the amount of \$12.50 will be billed to each applicable party. Motion was approved by all board members.

- **Back to the review of the proposed 2010 Budget:**

Increase APS budget to \$1,100.00 (This is due to the new system in the Pumphouse which includes heating, lighting etc.)

Work day budget – leave as \$900.00

County Property Taxes (for common areas) Leave at \$10.00. Kris will check into.

Fire and Safety – Since there is no longer a possibility of an alarm system. Budget should just cover signage and keys. ??? Total Budget \$250.00 should probably just call it Safety, Security and Signage.

Insurance – Spent \$827.00, last year \$920.00. Leave at \$1,000.00

Fence maintenance spent \$409.80. Should combine fence, keys, and locks and keep in reserve account and leave out of budget.

Roads and Trees keep in budget as we have it. \$7,000 good for budget for 2011.

Sec. Treasurer – leave as is

Water testing and maintenance at \$800.00 Ok to leave as is.

Website Budget \$200.00 Ok to leave as is.

Total Budget for 2011 \$11,545.00

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Dan called for a motion to approve the 2011 budget. Budget was unanimously approved.

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*** SOMETHING MESSED UP OUT OF ORDER COMPARED TO AGENDA – LOST PAGES WHEN PRINTING.
REVIEW NOTES BELOW AND INSERT WHERE IT BELONGS.

THE FOLLOWING ARE THE NOTES:

Roll Call

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Minutes approved

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Treasurers report. – John Underwood

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Profit and loss Prev. Jan. ~~septem~~September 5, 2010 and 2009 ~~compared~~compared.

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Profit and loss from General Fund – reserve and general is the

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John UNDERWOOD Profit & loss – checking account correct work day no show. Now shows for May approx. 14 no shows plus the monthly dues not paid. Net income will change. Billings to go out

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Profit & loss

Tried to list all the repairs etc. and

\$`18,199.64 is the balance in the reserve

\$10,100.00 balance in checking account.

John will be out of town six weeks. Dan will have all account balance and checks books in his absence.

Jerry – Do we have a year beginning budget form - Can we have another sheet for the budget and the year to date and the balance available based on (budget comparison).

John. Would like to do work sheet or for road showing road chairman reports and create a document for the new road chairman. Cost estimate for 5 year program. We have a work sheet Dan. Quick books program does not have a category or breakdown area for budgets for reserve fund update.

If we could get it all on the program it would be easier.

John total balance \$10,120.77 in checking account.

Move to approve. With request of getting ~~b-udget~~budget.

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1st Jerry, Don 2nd all approved.

Letters going out for October work day and \$100.00 no show fee.

Start assessing a late fee for dues that have not been. In some cases some have been billed and some have not. He would like to review at the October meeting. Don, we should do it and now and make it fully effect.

** Notice at October meeting that we will be assessing the late charge. As we go forward. They

Carol: We always had a late fee. Confirmation that there will be a late fee.

Motion in October announce a reminder and confirm\$12.50. (check if it's a monthly late fee or just a flat late fee.

All approved.

~~While John is here.~~

~~Names o~~

• **Proposed budget.**

Increase APS budget to \$1,000.00

Work day – budget – leave as it \$900.

Taxes – reassessment fee was

Kris – check taxes on common area.

Leave tax at \$10.00m for common area

Fire ~~Safety~~Safety – No alarms Fire & ~~safety~~safety, signage, keys. Combine to \$250.00 for budget. Leave

Insurance – spent \$827. Last year \$920.00 leave at \$1,000.00

Fence mainten~~ance~~ance spent \$409.08

Locks under reserve and keys under security

Fence, keys, locks keep ~~in under~~in under reserve \$425.00 in ~~fence Leave~~fence Leave it out of ~~budget~~budget.

Roads and ~~trees spent~~trees spent and keep in budget as we have. \$7,000.00 good for budget for 2011

Sec. Treasurer

Water testing and maintenance at ~~\$800.00~~OK800.00 OK leave

Website – Budget ~~\$200.00~~OK200.00 OK leave it

Increase electric to \$1,100.00

Fire safety - \$250.00

Take out fire and just call it ~~Safety~~Safety, security and signage. \$250.00

Total budge \$11,545.00 for 2011.

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Motion to ~~approve~~approve: All approved.

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DUES FOR NEXT YEAR

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Motion to add \$10.00 per

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Increase dues to \$125.00 payable 2 times a year. (\$50.00 per year) ~~mov~~

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Chris ~~Beupree~~Beaupre' – what surplus will we have this year.

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Dick after 9 years there has not been a change in the ~~dues~~, it is time to increase

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~~A Motion to increase dues as stated above.~~ ~~Approved~~

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Reserve due January. Effective May next year dues to increase.

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John 602-616-9487

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Committee reports:

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Jerry: Spent funds taking out trees as instructed by Fire dept. Roads continue the 5 year plan.

Don: We have plenty of keys. We have 1 backup lock.

Jerry- Reserve fund he does not have enough information put off report.

Chris Beaupre: Water

System working well. Extra shed and wiring is being completed. Plan is to have receptacle inside and lighting outside. Already paid for.

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There have been a couple hoa valvces and a small leak at the pump house they are going to have to repair after work day. Valves are in.

Dan, ~~accounting~~, ~~accounting~~, has been inconsistent for water valves etc. It will now work

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ArchieArchitect, Team

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1 request for deck on lot –approved and built.

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Kenny is putting together guide lines for the committee with Karen ~~Lepine~~Lupine. Yesterday they reviewed them and the new forms and guidelines ~~will~~ ~~be~~ ~~will~~ ~~be~~. Form of draft rules.

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Work day board meeting review and vote for approval of the forms.

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Board members can review there was already a motion passed and approved Jerry we approved a year ago that the form would have the homeowners sign off that any common area and road repair . However no one is using the form the interim form. Need to be sure that that wording is on the new form.

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E-mails of the forms will be sent between the ~~board~~boards to confirm the final form.

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Don: Fencing. We have a cabin that put up a dog containment fence. What and how do we ~~approach~~ ~~the~~ ~~approach~~ the issue about ~~dog~~ ~~What~~ ~~dog~~ ~~what~~ is the stand on it.

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~~Either the Arch. Review or board member needs to review the matter with party and we need to determine "animal enclosure" dog run. Fences. — Something has been added and must be submitted to the board.~~

~~Block bridge. Is that a structural problem. — Did not submit form for bridge/wall. — Dan need to call and find out intent for finishing and make it~~

~~Dan will contact him.~~

Dick Stich. Old shed — to be put on concrete slab on work day.

Do we want to side the ~~pumphouse~~Pumphouse, the same as the new shed? Should Dick get an ~~estimate~~ estimate?
Both are fine and just leave it.

~~Tell Mike to do it again.~~

New board

Mike Jandura to run

Dan Turner to run

Charlene ~~Graham~~ (Graham (member at large?—

~~Tom Blackwell — ?~~

Don Smith will run for VP ~~Sm~~

Dick will run for Pres.

Needs, ~~Secretray~~Secretary 2 members at large ~~Saftey~~Safety ~~Road~~chairmanRoad chairman.

~~Ellsesser.~~

~~Send out an e-mail ; — Looking~~looking for ;

Fill member at large with whoever doesn't win the election

Workday project:

Normal clean up. Fire Dept. is not burning any ~~poles~~ until ~~poles~~ until winter. We are still slated to have 20 acres in common area. Last pickup will be Sept. 15.

Jerry will call Gary and see if we can postpone cleanup until after work day. 2) is it possible to arrange to hire them twice a year?

Jerry will not be here for work day Doug will handle work day.

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Kenny Knap said he would be doing barbeque

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New business

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Carol. ~~Website~~ is out of date. Kris needs to check with Mike Jandura on ~~webside~~ website, has it been updated

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Reserve fund breakdown will to let HOA ~~hea~~ know that his is what is ~~done~~ done.

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She would like to review putting in a new gate:

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Since then more people seem to be more interested. — She would be happy to get some upfront bids and Carol would like to review the matter to present a report to the board. — Ask at the hoa meeting review 1) would someone be interest in 1) Electronic gate & Wy fi.

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Dick will ask Doug Maston if he would be interested in reviewing electronic gate.

Kris — put both items oin ballot to see if there is some interest. — So we can figure out

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Motion to ~~adiorne~~ adjourn.

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