

## **HTVA Boar Meeting Minutes: December 16, 2010**

Attendance: Steven Li (president), Nahid Hemati (vice President), Milos Petrovic (Treasurer), David Schroat (Secretary), Jeff Leonard (Pinnacle )

- I. Meeting called to order at 6pm by Steven Li
- II. Co-owner Forum-Jeff reported no residents had contacted him about attending.
- III. Approval of Meeting Minutes- October Minutes (Jeff sent a draft to Board for their review). November Minutes (Krishna will send a draft to Board for their review).
- IV. Open Issues/Old Business
  - A. Winter Newsletter- Board members will submit their reports to Steven in the next few days. There will be an on-line version and a hard copy version that Board members will distribute to resident mailboxes. Each Board member will distribute on their respective streets.
  - B. Email List Update-Jane and her team has made good progress in obtaining more than 50% sign up.
  - C. Renewal of Aquatec contract- Nahid sent new contract to Board members for their review. She will follow up with the company to clarify some questions about the contract. A better map is needed to number and locate all HTVA ponds.
  - D. Upland Road Repair Issue- A meeting has been scheduled about the proposal for January 10, 2011. Board members from Uplands, Ravines, Meadowinds and HTVA (Steven, Nahid and Milos) will attend. Board will review the Bylaws regarding this type of expense. Steven brought a map of the proposed road repair to determine the proximity to HTVA.
  - E. Other Issues- Board continued discussion of upgrading playground. Milos brought samples of a rubber mulch that could replace the current wood chip mulch. Some advantages of this product are: material is non-toxic, made from recycled tires, and will not decompose; cost is relatively low at \$2,100 (black) to \$3,100 (any color); if applied at a 4" depth it will provide enough cushion for falls from 7ft. The disadvantages are: mulch will leave the area and need some amount of replacement (possibly every other year); lost mulch will find its way into parent/resident's homes, washer and dryers; and may pose a problem for lawn mowers for those residents who live near the play ground. Advantages and disadvantages of other surfaces discussed: wood mulch, sand, and one-piece rubber mulch. Discussion to continue. Nahid recommended Board member visit playground at Meadowinds in the spring as it has the rubber mulch. Also, broken swing and options to repair it versus replace entire unit discussed.
  - F. Street Parking/Towing Update-Board members wondered about status of contract with Brewer Towing. Brewer manager will be contacted and given the new names and phone numbers of current HTVA Board. Also, discussion about how to respond to cars parked in fire lanes and street parking during snow

removal. Board decided to remind residents in Winter Newsletter about street parking rules.

G. Concern raised about dump trailer remaining in driveway of home on Timmins. Board to issue a notice to resident to remove it.

H. Concern about residents that routinely do not shovel sidewalk snow. Board will send a warning notice and if they do not respond then A&H will be contacted for snow removal at home owner's expense. A separate bill will be sent to Jeff and he will send the bill to homeowner.

V. New Business- Jeff reviewed the status of the budget (YTD) and some recommendations for the new budget year.

- Overall the budget is in good shape, no need to raise the association fee.
- Contract with Pinnacle remains the same, about 2/3 cost of contract with Kramer Triad.
- More money will need to be budgeted for electricity (in the summer cost will go up due to fountains and the new meter added).
- More money should be allocated for beautification and improvements of common areas.
- Some money will be allocated for HTVA share of Nature Conservancy. Dale will be contacted in the spring to review costs.
- Some money will be allocated for playground upkeep (see earlier discussion). Board will look at Meadowinds playground in the spring.
- Some money will be allocated for a new pump and repair of irrigation system.
- Board will review contract with Aquatec (fountain and pond maintenance).
- Board will review contract with Republic (trash removal) regarding recycling container options.

VI. Delinquency Report- Board reviewed list of outstanding fines and updates of issues in the community.