

Minutes

Stacy Ridge Estates Homeowner's Association Board of Directors

January 14, 2008

The meeting came to order at 7:10.

A quorum was present.

Bill Carder, President (also took minutes in absence of the secretary)

Tom Melton, Vice President

Lynna Smith, Treasurer

Beverly Coghlan, NMI

Financial Statement:

The 12/31/07 Financial Statement was reviewed. A delegation will meet with a delinquent member to seek payment of past due amounts. The Board will review the Reserve Study to discern repairs to undertake this year. Consideration for funding reserves will occur at the next meeting. Motion made by Lynna to table funding for reserves into next meeting. Motion to table passed. Motion made by Tom to accept December Financial Statement. Lynna seconded the motion, which passed.

Christmas Decorations – Motion made by Tom, seconded by Lynna and passed, to improve our Christmas lighting displays. Lynna is to meet with vendors with the idea of increasing our holiday displays with priorities given as follows:

1. To improve the entrance displays
2. To create displays on each light pole in the subdivision
3. To create displays in the pocket parks in Stacy Ridge
4. To create displays along the Stacy Road subdivision land.

Fountain Repair was completed.

Entrance light repair was completed.

The Board reviewed two landscape plans. The committee recommends utilizing Montgomery Farms. The Board discussed two issues, installation and maintenance. Motion made and passed to redesign the entranceway with a rough budget of \$4,000 at Lakeview, \$6,000 at Prescott and \$5,000 at the Prescott pocket park with a design plan for lighting of about \$5,000. Plan implementation should begin in February. Beverly is to compare scope of landscape labor here with other developments and report findings at the next meeting. The intent is to increase specificity for our maintenance contract and determine if and how maintenance of the new installations should relate to other landscaping maintenance.

The Board turned to the topic of CCR revision. The decision is to divide the issue into concept and process. The Board validated the process:

- of gaining Board approval of a working document
- submitting the working document for committee review

- submitting the committee review for Board final review
- submitting the final document for homeowner review

We will have a special Board meeting to focus on obtaining Board approval of a working document. The current draft documents are post after the Board approves this step. Each Board member is to construct a list of topics to discuss at the special meeting. The Board will be polled to determine a special meeting date. Michael is commended for the work and effort places in producing the current draft.

Topics identified for discussion:

- Prohibited vehicles
- Window treatment
- Trash can placement
- Items parked on drive
- Open questions from Michael's notes
- Reserve provisions requiring special approval

Other items:

- ACC needs to give Beverly guidance regarding fence violations.
- Social events – Easter egg hunting. There are activities under way.

Other business – what can we do to increase social events? Can we do something with music in the Park?

Meeting adjourned based on a motion at 9:30 P.M.

Respectfully submitted
William Carder acting as Secretary