

TRUSTEE/HOMEOWNER MEETING AGENDA – 10/1/07

Start Time: 7:05pm

End Time: 8:20pm

Trustees in Attendance: 4

H/O in Attendance: 7

1. Reading of 9/10/07 meeting minutes

Read and approved. It is noted here that last two items of September agenda were errors.

2. Old Business

a. ACC Update

No members present tonight. Report from trustees on appeal from homeowner regarding ACC decision to disallow repainting of cedar with existing color called "Linen." Trustees respectfully declined, asking that homeowner & ACC reach amicable agreement while staying within Indenture amendment guidelines.

b. Lawsuit Update

Trustees attended court motions for plaintiff's request for Summary Judgment. Plaintiffs request to judge for open court rather than chambers has postponed further hearings until October 3 at 1:30pm. After that date's hearing, judge has 30 days to grant Summary Judgment or call for court trial with testimony.

c. Pool Closing & Discussion for 2008

See "New Business"

d. Update on projects requiring bids and/or completion by end of year

Parking lot resealing-Completed as scheduled

Pool deck concrete/sidewalk-Bids under discussion will include extending sidewalk to playground to reduce sand, dirt tracked into pool area.

New fence gate at pump house-getting bids for repositioning around back of shed to facilitate storage for swim team equipment. 2 bids gathered to date.

Lap pool filters-two competitive bids under discussion

Lap pool pump & motor-two competitive bids under discussion

3. New Business

a. Review of submitted 2008 budget proposals from all homeowners

Trustees asked for opinions of 2007 pool service to better consider new contract bids. Responses seemed favorable. Homeowners asked why kids were asked to leave pool for ten minutes each hour. These are new Red Cross provisions to get kids out of hot sun for a cool down period every hour. Several homeowners requested pool closing one hour later on Tuesdays, Thursdays in July, 2008. Trustees agreed. Also requests for National Night Out again in August, 2008. Trustees agreed. Suggested Projects (attached) were reviewed. A few were placed on the 2007 schedule, as some projected costs came in under budget (vacuum cleaner, new tables & chairs).

4. 2008 Budget Presentation (attachments handed out at meeting)

Reviewed September Transaction & Account Balances Report (attached). Largest payments went to CMR Construction for clubhouse roof & chimney repair, Lawn Enforcement for mowing, & Lifeguards Unlimited for final payment of 2007. Further discussion of projects for 2007 and 2008. Trustees suggest interest income from reserves shouldn't be counted as income but added back to keep up with inflation. A new column might be added to better reflect this.

5. 2008 Budget Timetable of Events through end of 2007

a. 2008 Budget Q&A Meeting, November 5, 2007

b. Newsletter w/2008 budget, due out late October

c. Postcard mailing of 2008 Voting Meeting, week of 11/12/07

d. Budget Voting Meeting, December 3, 2007