

October 2011 HOA Meeting Minutes

HOA Board of Directors • Heleena Hills

Agenda

10/25/2011
Beginning 6:30 P.M.

I. Meeting Called To Order

6:30 pm

II. Roll Call

Board of Directors

President Richard Schoentrup (*term ends April 2011*)

Present

Absent

Vice President/Treasurer Jayne Winterrowd-Davis(*term ends April 2011*)

Present

Absent

Secretary Matt Santori (*term ends April 2011*)

Present

X resigned 9/7/2011 Absent

Property Manager Tiffani Wiley

Present

X per the Board's request Absent

Association Members

John Davis

III. Verify Quorum of HOA Board (*two board members needed to conduct business*)

Quorum Present

Quorum Not Present

IV. Approval of Last Meeting's Minutes

Last Meeting Minutes Approved

Last Meeting Minutes Not Approved

V. Officers Reports.

I. President's Report.

a. Nothing to report at this time

II. Vice-President/Treasurer's Report.

a. Nothing to report at this time

III. Secretary's Report.

a. N/A

IV. Property Management Report.

a. N/A

VI. Committee Reports

Architecture Code Committee

a. Nothing to report at this time

VII. Old Business

a. Enter Old Business Here

VIII. New Business

- a. The Board has finalized and approved the 2012 budget. Windermere Property Management recommended a 20% dues increase to cover increases in expenses over the upcoming year. The Board does not believe it to be in the best interest of the HOA to have an increase at this time. Dues for 2012, will remain \$160 per year.
- b. The expense for Windermere to provide property management will increase by 5% for 2012. The Board feels that this increase is not justified nor acceptable given the issues that continue to come up each month. These issues and this increase will be discussed with Windermere and if not resolved the Board has decided to find a new property management company for the year beginning 2013.
- c. After the Budget Meeting on 11/29/2011, the Board has decided to hold no further formal meeting throughout the fall/winter season . Each month the Board has held our meetings at the Chapel Hill Fire Station, using city resources, without cost to the HOA. Attendance by HOA membership has been such that continuing to use these resources seems wasteful. Given the time of year and past attendance of members, it seems there would be even less interest during this period. The President and Vice President/Treasurer will continue with Board business via email and phone. The association can continue to monitor HOA business from our website <http://heleenahills.blogspot.com/> including the date, time and place once formal meeting resume. Board meeting minutes will continue to be posted.
- d. The position of Secretary on the Board of Directors is open. This position is open to any HOA member and the Board welcomes anyone interested to contact us via the email link on the website.
- e. The Board has decided to minimize ACC reporting which will result in less notices being sent each month. This decision is based on the fall/winter season, time and expense. Whereas the Board believes the extra effort and attention given this area over the last year and a half has been very beneficial, it has been a considerable amount of work for Board members and the committee and additional expense. In an effort to cut back on expenses and the Board / Committee volunteer time, only those lots with ongoing issues or those which are in violation month after month, will be fined.

f.

IX. Homeowner Comment Period

a. N/A

X. Next Board Meeting

11/29/2011

6:30 pm Budget Ratification Meeting and last formal Board Meeting until Spring 2012

XI. Adjournment

7:00 pm

Future Projects