

RED LEAF HEIGHTS HOA
Annual Meeting Minutes May 8, 2012

Roy Russinger called the 2012 annual meeting for Red Leaf heights Homeowners Association to order at 6:35. Quorum was established.

The quorum count was 28 Lots represented in person and 6 Lots represented by proxy.

Introduction of current board members present

1. Roy Russinger,
2. Ernesto Figueroa,
3. Corey Van Allen,
4. Lachlan MacGillivray,
5. Aaron Miller
6. Mike Pierce
7. Yvette Pierce

Review and approval of the 2011 HOA Annual meeting minutes

Motion to approve the minutes as written and provided in the packet for homeowners made from the floor. Motion seconded. Minutes were accepted as written with no changes.

Roy gave a thank you to Mike Pierce for spearheading the sale of former neighborhood lights. Net gain for the sale was \$1.200.

Financial Report

Ernesto Figueroa presented highlights from the 2011-2012 calendar years.

1. Discussed establishment of reserve fund and the process undertaken to determine the appropriate amount.
2. Review of financial records and balance sheet
 - a. Main Points. Bad debt running less than anticipated due to lower than expected foreclosure numbers. CD/Savings account balance.

Real Estate Review

Lachlan MacGillivray reviewed sale of local real estate.

1. 2011 – sales ranged from \$68-\$97 per square foot. \$83 was average
2. 2012 – sales are running at \$99 per square foot.
 - a. Brookwood is at \$98 per square foot YTD.

State of the neighborhood

Earnesto Figueroa provided a pictorial review of projects completed within RLH during the 2011-2012 year. Monument re-skin, flower and light installation.

Looked to the future with a review of how to take the neighborhood to the “next level.” Landscape architects provided drawings for review.

1. Improvements to the Gazebo and sitting area
2. Improvements to the islands throughout the neighborhood with increased color, shrubbery and rockwork.
3. Changes/elimination or alteration of the volleyball and BB court areas
 - a. Suggestions included a sport court, increased sitting areas, play structure,

Suggestions by neighborhood members included a skate half pipe, play structures, increased sitting areas, bocce ball and horseshoes.

Open floor for discussion

Discussion evolved into more suggestions and feedback on the topic of the fence. Consensus being that in as few as two or as many as five years the topic would need to be dealt with again. After meeting wide discussion the topic was floored with the idea of future discussion, additional planning needed.

Charmaine –

Asked for increased communication between the board and the neighborhood.

Suggestion was made to make more communication via the quarterly dues notice, web site or via email part of the ongoing effort to include neighbors in the process. Asked for a progress report on the suggestion of speed bumps to help slow down drivers with increased throughway traffic. Asked if green energy options for lighting had been explored.

Pat –

Asked for discussion of reduction of dues.

At this time the discussion of the feedback sought in the mailer sent with the annual meeting announcement was discussed. Neighbors were asked to make sure they provided their feedback and votes on the questions of a) a larger dues reduction, b) smaller dues reduction and slower pace of improvements or c) no reduction in dues and continued, elevated pace of improvements.

(Final vote tallied following the meeting are included below)

2012 SURVEY RESULTS

DUES & BEAUTIFICATION SURVEY OPTIONS:

Option (A) A rate reduction of the HOA Dues.

Option (B) A smaller rate reduction along with a more limited beautification schedule.

Option (C) No rate reduction and a continuation of our beautification of our Neighborhood.

VOTES:

OPTION A: ~~THH~~ ~~THH~~ II

OPTION B: ~~THH~~ ~~THH~~ ~~THH~~ I

OPTION C: ~~THH~~ ~~THH~~ III

VOLLEYBALL COURT SURVEY OPTIONS:

Option (1) To see it replaced with a children's play set [swings /slide etc] along with a small sand pit.

Option (2) Leave it like it is and have Summer Lawns maintain it, at an additional cost.

Option (3) Remove it and replace with grass.

Option (4) Remove it and replace it with ????.

VOTES:

OPTION 1: ~~THH~~ ~~THH~~ ~~THH~~ I

OPTION 2: 0

OPTION 3: ~~THH~~ ~~THH~~ ~~THH~~

OPTION 4: ~~THH~~ ~~THH~~ (Comments below.)

- Grass, concrete bench or two
- Playground with climbing and slides, benches and tables
- Play set or community pool
- Whatever is least expensive
- Whatever would get most usage. Would like to see estimates prior to approving.
- Community pool so long as other maintenance/beautification continues as is.
- Community pool (with rate reduction option A)
- Play set or community pool
- Community Pool
- Bocce Ball, Horseshoe pits, Community Garden, Exercise Area for Adults
- Bocce Ball, Horseshoe pits

Vote of the Board Members

Nine members including ballot of existing board members minus Yvette Pierce along with newly nominated candidates Joe Ineck, Pattie Griep and Ron Hoppins was motioned for a vote. Joe Ineck was nominated although absent.

Each board member was asked to give a five-minute talk on their positions of neighborhood projects and topics of discussion.

Suggestion to vote on 7 of 9 board candidates motioned and seconded.

Vote on suggestion recorded as 6-12 in favor of a 9-member board.

Motion to accept ballot seconded and passed.

Adjournment 8:00 pm (approximately)