

11/28/11

THIA Board of Directors Meeting Minutes

September 15, 2011 at Christ the Lord Lutheran Church

Members present: Carol Landauer, Cheryl Kaufman, Ann DiChiara, Tom Caglioti, Kevin O'Brien, and Charlene Lavinger

Members absent: Ralph Spurgin, Rich Mocney and Rick Leach

Guests present: Rick Pearson

Call to Order: Carol Landauer called the meeting to order at 6:35 PM

Introduction and Opening Comments: Carol Landauer reminded the assembly that the Halloween Bash and Haunted Ride-a-Round is scheduled for October 29 at 4PM at the kachina.

Treasurer's Report: Ann DiChiara reported \$49,408 in checking and \$68,588 in savings. Cheryl Kaufman moved and Carol Landauer seconded a motion to approve the report. The motion passed.

Communications and Reports

ACC: Tom Caglioti reported that Robert Kroger requested he be replaced on the ACC. The ACC would like the THIA Board to name his replacement.

The ACC is reviewing a request by lot 180 for a RV storage building.

A member has concern regarding Lot 051's white roof and parapets. There is no D of R prohibition on paint color. Nevertheless, the Board will send the owner a letter.

A member submitted a signed legal complaint regarding lot 96 violation of the D of R's regarding temporary structures.

Another complaint was received regarding weed overgrowth on the commercial lot at the front entrance.

The ACC has approved preliminary building plans for lot 117.

The ACC will be setting up a "Drop Box" application for storing ACC files. ACC members and BOD members will have password protected access.

The BOD suggested that Rick Pearson look into providing the capability to send individual members of the ACC an e-mail via the web site.

Environmental: Cheryl Kaufman reviewed clean-up and safety concerns related to lot 150. She also reported on new Waste Management recycling policies. Carol Landauer will post these at the bulletin board.

Old Business: None discussed

New Business: Kirk Landauer is handling the landscaping bid process. He will also make a recommendation regarding front entrance watering based on professional landscaping input.

After discussion the Board approved a motion to increase property transfer fees from \$100 to \$200. Ann DiChiara moved and Kevin O'Brien seconded.

The BOD agreed to consider a new attorney firm. Cheryl Kaufman will background check the firm we are considering.

Ann DiChiara indicated a member has approached her with an interest in producing a newsletter.

A member has complained about dog owners not picking up their dogs' poop. There is nothing on the subject in the D of R's. The Board decided the member should address the problem directly with the dog owners.

Adjournment: The meeting was adjourned at 8:00 PM.