

FAIRVIEW VILLAGE HOA PHASE I

BOARD MEETING

JANUARY 18, 2012 MINUTES

LOCATION: Fairview Library

- Call to Order: at 6:35 pm. Attendance: Pat, Leslie, Jeff & Diane
- Review of Minutes: December 21, 2011 Meeting Minutes Reviewed, updated and approved.
- President's Report
 1. Pat stated she had spoken with the pastor (Bill Ehmann) at the Wood Village Church and reserved the fellowship hall for the Annual Homeowners Meeting February 27th. The facilities have an overhead projector, kitchen, tables and chairs, and ample parking. She stated she would confirm but usually there isn't a charge for non-profit organizations use of the facilities.
 2. Pat indicated that in the preparations of the budget for the upcoming annual homeowners meeting she had noted a format issue in the current budget report. She spoke with Leslie who corrected for this meeting and the presentation to the homeowners.
- Committee Reports
 1. Treasurer (*Leslie VH*)

Balance as of 1/18/12	
Checks cleared	-\$269.92
Outstanding checks	\$0
Deposits	\$0
CHECKING BALANCE	\$3,227.89
Contingency Reserve CDs	\$4,004.22
Wall Reserve CDs	\$38,734.07
TOTAL ASSETS	\$45,966.18

Pat requested Leslie review the bank statements to verify if we were being charged the monthly \$15 service charge, and if so, has it been credited to the HOAs account and report at the next meeting.

Pat indicated that we have one CD expiring on January 28th, and that she would go to the bank and change the terms of the CD from 48 month to a shorter term.

2. Wall (*Mike G/Chris J*)
Pat stated Mike had contacted the company (Stucco Systems, Inc.) repairing the wall and the quote for the repairs of the wall dated February 2011 are still current.
3. Welcome (*Deny S*) Nothing To Report.
4. Website/Newsletter (*Pat*)
Pat reported 7376 views since 12/21/11, 54 active users and 17 inactivated users.
5. ARB (*Jeff W*)
Jeff stated he had completed an inspection today and found 4 homes with Christmas decorations (4, 1st notice), and 6 homes with their trash cans in view. (4, 1st notice and 2, 2nd notice)
6. Entrance (*Chris B*) – Nothing To Report.
7. Graffiti (*David M*) – Nothing To Report.

- Old Business
- 2012 Budget - The following 2012 preliminary budget discussed:

Category	2011 Budget	2012 Budget Forecast
Insurance	\$2,000.00	\$ 2,000.00
Lic/ fees	\$2,000.00	\$ 1,200.00
Operating & Supplies	\$1,000.00	\$ 1,000.00**
Newsletter	\$ 500.00	\$ 500.00
Activities /Meeting	\$ 400.00	\$ 400.00
Board Expense Supplies	\$ 400.00	**
ARB Expense	\$ 200.00	**
Annual Assessment Expense	\$ 200.00	**
Wall maintenance	\$8,470.00 (Short Wall)	\$14,700.00 Glison \$27,300.00 NE223
Exterior and/or Interior Wall Cleaning	\$1430.00	
Landscaping	\$ 600.00	\$ 400.00
TOTAL	\$17,200.00	\$47,500.00

- **2012 Budget Forecast: Board Expense Supplies, ARB Expense & Annual Assessment Expense are included in Operating & Supplies.

Anticipated Income:

The board reviewed the options of increasing the annual homeowners dues but decided keeping the annual dues the same, \$200.00, would be adequate

to cover the 2012 budgeted forecast with maturing of the Contingency CDs and Wall Reserve CDs over the near future.

- The board requested Leslie obtain updates on the “maturity dates” on the following CDs: 475-4945, 441-6688 & 351-6670. The board will continue discussing the 2012 forecasted budget at the next meeting.
- New Business
 1. Pat distributed the Annual Homeowners Meeting notices for the board’s review and approval. The Board reviewed and suggested adding a paragraph about filling the three board member openings due this year. The notices will be corrected and mailed out no later than January 21st.
 2. The board discussed the menu and number of meals needed. Estimate spending \$150.00 for meals.
- Review and correct address list - Pat distrusted a new address list. She noted that lot 41 is still showing as being owned by Adam and Angela Jamar; it has not transferred over to his company.
- Adjourned at 7:25pm

Next Board Meeting: February 8th, 6:30pm at the Fairview Library.