

GINGER WOODS HOA  
JANUARY 18, 2010 – MINUTES

Meeting called to order at 7:30 p.m. – president – Derek Tresnak

Board Members present – Derek Tresnak, Mark Reynolds, John Coyle & John Savage

Board Members absent- Mike Price

Guests Present – Tim Gardner (7:30)– Clarke & Jim Curtin (8:00)- Inspector

Tim Gardner stated that the final aerator will be removed once the weather permits. At that time it will be put in storage until needed in one of the other three ponds. The remaining four aerators are of poor quality and there will be on-going problems with the light kits on them. Tim recommends that the anchoring/cables be replaced with better quality and a two phase electrical system be installed – one of the aerator and one for the light system. The board requested proposals to replace the aerators – possibly in phases. Discussion took place regarding the pond maintenance proposal and the purpose of dye. Tim stated the dye comes in blue and black and helps prevent algae growth.

John S/John C. motion to approve the Clarke Pond maintenance agreement with the addition of the dye for the 2010 season.

Vote: Unanimous in favor

Jim Curtin – association inspection informed the board that on his regular inspections he is looking for rules/drc violations in addition, to unsightly/unkempt homes. The board directed Jim to pay extra attention to any exterior work taking place at a home and landscaping items, weeds, bush trimming – adding landscaping, etc.

John S/Mark Reynolds motion to approve the October annual and regular meeting minutes.

Vote: Unanimous in favor

Treasurers report – John Savage summarized the associations status and stated that the assets of Ginger Woods total approx. \$71,000 as of December 31, 2009.

Old Business

Lease Rule – discussion took place regarding the lease rule additionl

John S/Derek Tresnak motion to approve the lease rule that was mailed to all homeowners.

Vote: 3- yes, 1 no

Discussion took place regarding the \$250 annual administrative fee.

BPS was instructed to post the rule addition to the web-site and begin enforcing with the homeowners that are leasing their units.

John S/John C motion to adjourn the meeting at 8:45 p.m – vote unanimous in favor