

GINGER WOODS HOA
MEETING MINUTES – NOVEMBER 10, 2008

Board meeting called to order by President Derek Tresnak at 7:08 p.m.

Board Members Present: John Savage, Mark Reynolds, Derek Tresnak, Mike Price & John Coyle.

Mark Reynolds/John Savage motion to approve the annual meeting minutes from October 20, 2008.

Vote: Unanimous in favor

Treasurers Report

John Savage stated that all budget items are either on budget or under budget year to date through the month of September.

Management Report

Clarence Davids proposal for screening pond aerator pedestals in the amount of \$3,256 was discussed. The board requested that BPS obtain a bid from CD with specific amounts for each line item. It was also requested to obtain additional bids. Discussion took place regarding the dissatisfaction with Clarence Davids regarding the aerators that have not worked properly since being installed and the additional problems with the electrical. BPS was instructed to obtain additional information regarding the aerators, lighting and what landscaping should have been originally installed around aerator pedestals.

Mike Price and Mark Reynolds volunteered to install holiday lighting at the entrances.

Kingsland Issues – Discussion of issues with Kingland took place. The board requested that BPS follow up with the outstanding landscape replacements on the Kingsland berm and to see if they will share expense of maintaining entrance by the church. In addition Kingsland needs to remove the signs that are on the Ginger Woods property.

Old Business

2009 Budget – discussion took place regarding the 2009 operating budget.

Mike Price/John Savage motion to approve the 2009 budget with corrections.

Vote: Unanimous in favor.

New Business

Rental Units – John Savage brought information for a rental rule. The board decided to meet in early December to finalize a rental rule and mail to all homeowners with their 2009 assessment mailing.

John Savage/Mark Reynolds motion to adjourn the meeting at 8:00 p.m.

Vote: unanimous in favor