

GINGER WOODS H.O.A.
MEETING MINUTES
AUGUST 31, 2009

Meeting called to order at 8:05 by President, Derek Tresnak.

Board Members Present - Mark Reynolds, John Coyle and Mike Price

Board Member absent – John Savage

Guest Present – Jim Nutley

Jim Nutley discussed the (3) tree planting on the berm behind his house – two years ago, which is not common area. He stated that he had 2 board members phone vote and his approval to install the trees. Derek Tresnak removed himself from the discussion.

After further discussion the board will be going on site to view the location of the tree installation and will discuss further at the September board meeting.

Treasurers report – discussion of delinquencies took place- no issues at this time.

New Business

2009 Meeting scheduled set – Sept. 21st, October 19th and November 16th .

Landscape bids discussed.

Mark Reynolds/Mike Price motion to entertain the bid with Great Impressions and have them attend the September board meeting.

Vote: Unanimous in favor

Mike Price/John Coyle motion to hire Clarence Davids to spray weeds in the streets for \$575.

Vote: 3 – yes, 1 – no

BPS needs to get exact date of spraying from C.D. and remind them not to do on a windy day and not to damage any homeowners lawn.

Aerators Status – the Aquatic Weed report was reviewed and discussed. After discussion the board decided to have the lights replaced after the aerators have been removed in the fall. At that time Aquatic weed should further assess aerators so that if additional repairs are needed they can be done over the winter and be in good working order in the fall.

Electrical Issues – Clarence Davids electrician that did the electrical work at the entrances have not passed final inspection. Derek has discussed with Clarence Davids and the outstanding issues should be resolved by mid September. At that time Clarence Davids is to get the Ginger Woods board the final approval.

2010 Proposed budget

Mark Reynolds/Mike Price motion to approve the 2010 budget that will have assessments remain the same as 2009.

Vote: Unanimous in favor.

Gated Community – discussion took place regarding this homeowner suggestion. The board instructed BPS to obtain additional information from the City of Aurora.

Violation List Update – The board reviewed the most recent violation list. BPS will continue to send letters and fines as necessary

Mike Price/John Coyle motion to adjourn the meeting at 9:33 pm

Vote: unanimous in favor