

GINGER WOODS HOA
ANNUAL MEETING MINUTES
OCTOBER 19, 2009

Meeting called to order by President Derek Tresnak at 7:00 p.m.

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

Board Members Absent – Mike Price

John Savage/Mark Reynolds motion to approve the September 21st minutes.

Vote: Unanimous in favor

Baum Property Services verified mailing of annual meeting notice.

Baum Property Services certified quorum of the homeowners.

Three board positions up for election, John Savage, John Coyle & Mike Price. No nominations from the floor. The candidates present – John C & John S introduced themselves.

By acclamation of the members the three vacant board positions will be filled by John Savage, John Coyle and Mike Price.

Board Remarks

Derek stated that the board had obtained landscaping bids and will be hiring Great Impressions to do the landscaping during the 2010 season which will be a \$12,000 reduction of the existing landscaper. He also stated that the association has hired Aquatic Weed Tech. to maintain the ponds during the 2009 season and they did a much better job with the algae control and aerator maintenance. The association is obtaining bids to replace the entrance monuments with limestone vrs the plastic letters due to the on-going vandalism. The board is also putting a leasing rule together that will make the homeowner more responsible for the upkeep of the home and the quality of tenant.

Open Forum

Violations – discussion took place regarding the upkeep of the homes in the community – the board stated that BPS has an inspector that does bi-weekly inspections. Some of the items that he notes are exterior home staining, mailbox and landscape issues.

Solicitors – discussion took place. The board recommended that homeowners obtain no solicitor signs to put up at the entrance of their home.

Ponds – discussion took place regarding the upkeep of the ponds and erosion issues – due to the muskrats. Since the association has been trapping the erosion should be minimized.

Speeding – discussion took place on why speed bumps and gating the community are not feasible.

Monuments – discussion took place regarding the tilting of a pillar at one of the monuments. Derek stated we will obtain a bid to repair when the new monuments are installed.

Budget – discussion took place regarding the reserve amount. The board stated the reserves cover future pond dredging, erosion issues, etc. Aquatic weed will be putting together information on future pond expenditures in 2010.

Modifications – discussion took place regarding homeowners doing unauthorized work such as staining, fences and landscape additions. BPS will have the inspector note what homes are doing improvements so the association can monitor.

John Savage/John Coyle motion to pass resolution 70-604 for 2009.

Vote: Unanimous in favor

Mark Reynolds/ John Savage motion to adjourn the meeting at 7:55 p.m.