

GINGER WOODS HOA

APRIL 12, 2010 - MINUTES

Meeting called to order at 7:36 p.m. - President - Derek Tresnak.

Board Members present - Derek Tresnak, John Savage, Mark Reynolds, John Coyle

Board Members absent - Mike Price

Guests Present - NA

Board Minutes:

1. Reviewed March 2010 minutes - approved by unanimous vote
2. Discussed November 2009 minutes, will review at next meeting.
3. M. Reynolds discussed posting of prior meeting minutes to GWHOA website. J. Coyle to audit website to determine if prior month minutes are missing.

Treasurers Report : J. Savage reviewed financials. Will review actual vs. 2010 budget at future meeting

Property Management Report: (Baum representative not present)

1. Board to discuss inspections with Baum at next meeting
2. Baum should send 1st violation notices w/out Board review
3. Board will review each violation prior to 2nd notice being sent

Old Business:

1. Clarke Aquatics toured the ponds and discussed aerator options with Board members Derek Tresnak and Mark Reynolds prior to Board meeting. Existing aerators are in need of repair.
2. Aerators were fitted with electrical disconnects.
3. Light housings are compromised. Clarke Aquatics will attempt to waterproof the light housing but will not guarantee..
4. Board discussed aerator installation and repair options. Light repair will be attempted for 4 aerators, three aerators will be installed, the largest in the Bilter pond. The 4th and 5th aerators will be held in reserve.

John Savage-> motion, Mark Reynolds second. Vote: unanimous

5. Algae treatments will be performed May through September

John Savage–motion to add additional treatment as recommended by Clarke Aquatics

John Coyle–second, Vote: unanimous

Old Business:

Muskrats were trapped. Traps removed.

New Business:

1. Fence approvals: Board discussed sending a letter to all homeowners with non-conforming fences to request date fence was installed and approved by DRC (if necessary).
2. Ginger Woods Villa signs. Mark R. to send letter to Kingsland requesting signs be relocated away from Ginger Woods entrance signs and landscape beds.

8:45 PM – John S. – motion to adjourn, Derek T. – second, Vote:unanimous