

GINGER WOODS HOA  
MAY 10, 2010 – MEETING MINUTES

Meeting called to order at 7:40 p.m. by president, Derek Tresnak.

Members present – Derek Tresnak, John Savage, John Coyle and Mark Reynolds

Treasurers report – John Savage stated that the budget vrs actual are on target.

Management Report

Landscape Proposals – Great Impressions submitted three proposals – one to level Katie Ct. cul-de-sac in the amount of \$364 – Add daylilies in parkway behind annual beds - \$995 and add roses on each side of the entrance monument in the amount of \$465.20

John S/John C motion to approve all landscape proposals based on a discount for doing all improvements at the same time.

Vote: Unanimous in favor

The Board requested that Great Impressions rep. Tammy be present at the June board meeting.

Closings update – two units have closed in 2010 – 2507 Charter Oaks & 2584 Charter Oaks.

Violations review – The board directed BPS to begin fining homeowners that are on the list for the second offense. The new mailbox violations should be given two weeks to correct the violation.

Leases – BPS has received a lease for 2019 Rachel along with their \$250 management fee.

Pond Fountains – only three of the five fountains were installed due to amount of maintenance required. Various lights on the fountains are not working properly. It was discussed that the Bilter pond fountain is not properly centered and BPS is to call and have it corrected.

Old Business – discussed in management report

New Business

Lighting Issues – Derek requested that the association hire Fitzgerald Electric to survey the entrance lighting and put together drawings so that all electrical issues can get repaired with a price not to exceed \$300.

Fence Issues – BPS is to send out letters requesting information from owners that have wood fences and no record of approval from management. The letter will give owners until the end of May to get information to BPS.

The board will be contacting the developer to remove the large sign at the entrance.

Pond Mowing – the Board requested that BPS contact Great Impressions and remind them to clean the pond banks area and also to leave a 4' area – not to be mowed – around the ponds.

Mark R/John S motion to adjourn the meeting at 8:35 p.m.

Vote: Unanimous in favor.