

# *Rachel's Landing Homeowners Association*

## HOA Meeting Minutes

March 15, 2011, @ the residence of Doug & Annmarie Killian

1. **Meeting called to order @ 7:00** by Doug Killian, HOA President.
2. **Attendance:** Board of Director (Doug Killian, Charlene Kufner, Judy Peeler)  
At least one (1) representative of the following homeowners: Cudo, Gatewood, Hirko, Kellam, Killian, Kostyrka, Kufner, Pearson, Peeler, Persson, Sechrist, Tuttle
3. **New business:**
  - Budget Ratification**
    - (a) Doug explained that HOA dues are only enough to cover street lights, Insurance and miscellaneous fees including landscaping, and PO Box.
    - (b) Projected carry over balance: It was discussed that a reserve balance Is required to cover Lawyer's fees (if needed) and unpaid dues.
    - (c) Larry Gatewood will continue to maintain Fieldstream phase.  
Dean Kufner will take over landscaping for Grace Meadow phase.
    - (d) Vote was taken in favor of Budget.

### **Unpaid HOA dues**

- (a) Currently there are four (4) homeowners that have not paid their dues. Our options and cost were discussed and a vote was taken by all Present to retain a lawyer and proceed with collection of dues.

\* After the meeting, the board decided to pay a visit to the members with unpaid dues. Members have agreed upon a date with which to bring dues current. The board will Hold off collections until then.

### **Web page**

- (a) It was proposed by Keith Pearson that we have a Rachel's Landing Web site. Keith offered to manage the web site at no cost to the HOA For his services.
- (b) Keith prepared a handout listing the benefits a web site.
- (c) There is a free year trial for the web site. It was decided give it a try For the free year.

### **4. Open Forum**

- (a) L. Hirko voiced concerns of the neighborhood roads. It was decided That it will be researched to decide the best options.
- (b) A. Killian suggested that a web page not be used for anything but HOA business and not a place to complain about neighbors.

**Meeting was adjourned @ 8:00**

We would like to thank with gratitude our previous board for their years of service!