

GRAND HAVEN MASTER HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S MEETING

FEBRUARY 1, 2010

DISCLAIMER: While statements recorded within these minutes have not been taped or steno graphed for 100% word-for-word accuracy, the general question and answer discussion amongst the Board of Directors or between the Board of Directors and homeowners are provided here as general information to help address other potential questions or concerns by homeowner's within Grand Haven.

Al Hausauer called to order the Regular Business Meeting on, February 1, 2010, at 6:35p.m., held at St. Paul's Anglican Church, 7200N. Wickham Rd. BOD members in attendance: Al, Cheryl, Carol, Barry, Glenn, Tony K. Tony C & Brian. The meeting announcement was posted along the Pineda Extension, at the recreation center bulletin board, along Estuary Blvd. and on the Grand Haven web site, 48 hours prior to the meeting.

Approval of Agenda: Al placed a motion to accept the agenda for February 1, 2010, as written. The Secretary asked the BOD to include Lot #10-V, as it was received in a timely fashion but omitted from the agenda, in error. 2nd by Tony C. Vote passed unanimously

Architectural Application Review:

Lot#12-LL: Chastain Manor, request to install a swimming pool. Chastain Manor committee recommends the approval as submitted. Tony K placed a motion to accept the application as submitted, 2nd Cheryl. Vote passed unanimously

Lot#21-L: Westfield, request to paint exterior of house. Body: Fox Hill #ECC-42-1, Trim: Cotton Ridge, #ECC-42-2, Door: Deep Cherry Wood, #ECC-42-3. A motion was placed by Tony C to accept the application as submitted, 2nd by Barry. Vote passed unanimously

Lot #6-l: Hammock Point, request to paint exterior of house. Body: Zinfandel, #70YR58/091, Trim: Antique White, #434Y78/053. A motion was placed by Cheryl to accept the application as submitted, 2nd by Barry. Vote passed unanimously.

Lot#4-GG: Heritage Lakes, request to install a swimming pool. A motion was placed to accept the application as submitted, 2nd by Al. Vote passed unanimously

Lot#18-GG: Chastain Manor, request to paint exterior of house. Body: Rich Earth, #0268, Trim: Peaceable Kingdom, #0315, Door: Earthly Pleasure, #0102 (Richards Paint). Chastain Manor committee recommends the approval as submitted. Tony K placed a motion to accept the application as submitted, 2nd by Brian. Vote passed unanimously.

Lot #12-KK: Chastain Manor, request to paint exterior of house. Body: Jonquil Trail, #0925, Trim: Cheese Cake, #0922. The Chastain Manor committee disapproved the colors chosen; a motion was placed by Tony K to reject the application as submitted, 2nd by Al. Vote rejected unanimously

Lot#6-MM: Chastain Manor, request to paint house. No color swatches were originally submitted with the application. Application was incomplete & returned to homeowner. Color swatches have since been submitted and the Chastain Manor committee recommends the following colors. Body: Prairie Dust #D-12-12-3. Door: Mahogany, Trim: Adobe White, #C-14-1. Tony K placed a motion to accept the colors as submitted, 2nd Cheryl. Vote passed unanimously

Lot#10-V: Chastain Manor, Install a fence. The application was originally rejected & returned to homeowner. Homeowner clarified the application & design. Therefore, the Chastain Manor committee now recommends approval of the application. A motion was placed by Tony K to accept the changes to the fence installation, 2nd by Barry. VPU

Homeowner Forum: No homeowners in attendance

Approval of Minutes: The Chair asked for a motion to accept the minutes of January 4, 2010. A motion was placed by Cheryl, 2nd by Al. Vote passed unanimously.

Officers Reports:

President: The letter announcing the Annual Meeting and candidate form are ready for mailing. We can assemble them for enclosing into envelopes after the regular meeting. The Board thanks Don Middlebrook for getting the necessary supplies as well as printing the labels and other written materials, thus saving the Homeowners Assoc. a great deal of money. The second mailing will be ready by March 1, 2010, again I ask as many of the board members as possible to assist in the insertion of materials into envelopes after our March 1, 2010 regular meeting.

Our landscaping contract for 2010 is ready to be discussed and put to a vote. Four contractors have submitted bids, as well as insurance certificates and business license as follows:

GRAND HAVEN MASTER HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S MEETING

FEBRUARY 1, 2010

Nicholas Tyler, \$72,000.00 at \$6,000.00 per month Rain 4 Sale, \$36,800.00 at \$3,660.00 per month

Greenspan, \$53,285.00 at \$4,365.00 per month John Scott, \$55,200.00 at \$4,600.00 per month

Glenn placed a motion that we stay with Greenspan, 2nd by AI

Vote passed unanimously

CVS update: The Chair had a conversation with the contractor, they are not willing to take down the entrance sign; they just want to trim the Oleanders and sod the area. The Chair further reports the bulbs for the lights at the sign on Wickham Rd have been replaced however, they remain inoperable. Our task now is to decide whether to abandon the sign including its removal or continue to make additional repairs. Discussion reveals the following: Cheryl voiced her opinion that we should not abandon the area. We should go out for quotes to replace it as we have the money to do it. Tony K also favors keeping the site and use the money we have on hand to restore it if possible, if not replace it. Brian inquired if the County has the right to require us to take it down at sometime in the future. Tony C voiced he would like to use the money we have to put up two signs as previously discussed. Tony K reminded the Board that quotes have been submitted to the Board. Cheryl commented we certainly will use them but it might be advisable to ask for a resubmission of the quote as it has been some time since they were submitted. The Chair will commence the research to remove the sign as well as replacement.

School Board/Redistricting Update: An email was received inquiring if Brisbane is part of Grand Haven which it is not. At the present time, it has been determined that all Grand Haven children will remain in the schools they are presently attending.

Proposed changes to the Rules/Regulations: The Chair has received a response from the HOA attorney wherein the Homeowners Association must mail copies to each homeowner advising them of the changes before we can enforce them. The Chair will be getting additional information from our attorney prior to the annual meeting.

Update: Issuance of tickets within Chastain Manor. The Chair has been advised that the Sheriffs Dept. will issue tickets for vehicles parked on the street overnight and other traffic offenses.

Vice-Pres.: Nothing at this time

Treasurer: The 2010 assessments: Money continues to come in, however 85 homeowners have not submitted. The breakdown is as follows:

Hammock Point	12	Heritage Lakes	32	The Preserves	2
Westfield	8	Sandhill Trace	12	Chastain Manor	19

Foreclosures: As of today there are 42 homes in this status.

The Treasurer has submitted a request for reimbursement to cover expenses for Office Supplies, Certified Mailings, January Kudos, Christmas Decoration awards to Homeowners and Mileage in the amount of In the amount of \$656.55.

The Treasurer has also received a request for reimbursement of expenses from Don Middlebrook for the necessary paper supplies to mail out the announcement of the annual meeting and Candidate's Intent to run for a position on the board, in the amount of \$99.60 for envelopes, labels and paper as well as an additional \$86.90 for high yield black ink cartridges. Total expenditure \$181.58.

The Treasurer has also received a request for reimbursement of expenses from Al Hausauer for replacement of lights for community entrances, and mileage in the amount of \$91.27

The Treasurer also received a request for reimbursement of expenses from Barry Nickerson for mileage & purchase of two signs. Total expenditure \$116.80

The Treasurer also recommends that we transfer some of our funds to another Bank for secure reasons. Research indicates that Prime Bank has a very good rating. That Bank requires that the President, Treasurer and Secretary personally go to the bank to sign the forms.

The Treasurer also advised the BOD of the need to get a vendor identification tax number or social security number for all vendors used by the HOA. The Chair will contact Greenspan and the Sheriffs Dept to obtain the information.

Secretary: Nothing new to report.

Standing Committees:

COMMON GROUND(S) ISSUES:

1. Fence: Nothing at this time

GRAND HAVEN MASTER HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S MEETING

FEBRUARY 1, 2010

2. Basketball Court Nothing at this time
3. Tennis Court: Nothing at this time
4. Landscaping
5. Lighting:
6. Pavilion/Parking Reservations:
 - a. Pavilion Parking:
 - b. Pavilion Maintenance:

Violations/Cures:

Violation notices, for the month of February 2010 have been sent to the appropriate homeowners within the communities listed below, as follows:

The Preserves:

Chastain Manor: 1

Heritage Lakes

Hammock Point:

Sandhill Trace:

Westfield:

Tony K advised the BOD of a POD and dumpster that is blocking a sidewalk in Chastain Manor. Cheryl advised Tony that the home has water damage and is under construction. She will send out a notice to the homeowner to have the dumpster/POD removed from the sidewalk.

Cures There are **13** monthly on-going homes serviced each month.

Unfinished Business:

- a. Chair to revisit maintenance of the PVC white fence will get new bids
- b. Develop trash barrel/can removal policy
- c. Review POD policy to include dumpsters with the homeowner notifying the HOA of the need for such equipment being placed in their driveway.

New Business:

Date of Next Meetings: Annual Meeting March 27, 2010 1:00p.m.

Meeting adjourned at: 7:45p.m.