

South Fork Homeowners Association

Southforkspringfield.com

March 29, 2010

Board Meeting Minutes

Present

Dan Katzfey-President
Robert Unland – Treasurer
Mike Hatcher - Director
Tom Mast – Director
James Dixon-Director
Leigh Ann Owen-Secretary
Connie Shaw
Shirley Unland

Absent

The meeting was called to order at 7 p.m. in the Library Center. Minutes for this meeting were taken by Leigh Ann Owen. Minutes from the October meeting read and approved.

Treasurer's Report

Treasure report read by Bob Unland, treasurer.

There are 18 homeowners who are past due on dues. Bob Unland has drafted a letter to send to those who are late. The letter will be sent to all who are past due by mail. Letter reads that the homeowner has 30 days from the receipt of this letter to pay or will be turned over to an attorney for additional means of collection. Motion to send letters by mail made by Tom Mast and second by Dan Katzfey.

There will be no association dues refunds from the subdivision to a homeowner after a homeowner moves. Responsibility is up to the closing company to resolve this between the seller and buyer.

A home across from Bob Unland was sold. Bob was shown a flyer produced by Coldwell Banker and noticed that at the bottom, they stated that it was an option for the future buyer to belong to the association. He contacted the people who purchased the home and they stated they did not want to be a member of the association. Bob explained that membership is not an option. Bob will report this to the Board of Realtors. There was a discussion concerning responsibility of buyer or realtor to make sure the association bylaws and covenants concerning membership is followed.

Dan Katzfey has written a 2 page letter to Mr. Bussel, who is the attorney that first wrote the bylaws and covenants of the subdivision. The letter requests Mr. Bussel to clarify if there is a "grandfather clause" for members who lived in the area prior to the subdivision forming or who may have chosen to not be in the association at the time of inception. There are a few homes who claim they do not have to be in the association.

Pool Report

Preparation for the pool to be open will be start on May 8.

The concrete around the attachment for the rope dividing the deep to shallow end has broken out causing the rope to fit too loose and is a danger. Mike Hatcher has requested that we get the concrete fixed. Cost will be about \$800. Motion made by Bob Unland to have Doug's Pool and Spa schedule to make the repair. Second by Dan Katzfey.

Mike and Connie Hatcher have been given permission to use their judgment on purchasing furniture or needed supplies for the pool adding up to \$1,000 without prior approval. If the cost is more than that, a phone call will need to be made to approve the amount prior to purchase.

Lifeguards are approved to work 30 hours a week.

Discussion to enhance the security lights with motion detectors. Tom has offered to speak to Mike Brunner to see what his opinion is to our lighting dilemma in providing safety and protect from intruders.

Old Business

Mailboxes will be installed at the pool and at the other locations now using wooden posts. New installation will start in May.

Dan Katzfey states that he will finish the survey to members and provide the directory.

New Business

Decision was made to put the budget on the website.

If the debit card for the subdivision is used, notify Bob Unland so that he will be expecting the transaction. Leigh Ann Owen stated that the website hosts yearly fees will automatically be charged on the card every year unless a notification is sent to Homestead Technologies at least one month prior to the renewal time, which is in December every year.

Bob Unland requested that we add to our website a notation that all homeowners are welcome to attend the business meetings and post the dates of the meetings.

Dan Katzfey will write a Presidents letter to homeowners concerning infractions such as dog barking, trash, and disabled vehicles.

Bob Unland will check to see if the large dumpsters will be available to be put at the pool for trash following the garage sale.

Upcoming Dates of Events:

May 10 next Business Meeting at the Library

May 14 & 15 Garage Sale

May 22 Pool Clean-up 9 am

May 29 Pool Opens

June 27 Subdivision Picnic 2pm

Sept 27 pool will be closed for the year

Sept 13 and Nov 29 Next business meetings at the Library Center

Dan Katzfey has discussed with the board to take out an additional insurance policy which covers liability of the board and playground area. Currently we are not covered in the previous policy. Tom Mast has checked 2 other companies for estimates and found that American National Barker Phillips is cheaper. Other Estimates were \$\$2975 and \$3123. Shikani Insurance is our current provider and is not able to beat the estimate given to us by American National Barker and Phillips. Tom Mast made motion to change insurance to Commercial insurance and underwriters. Leigh Ann Owen second the motion.

Tom Mast and Dan Katzfey addressed a concern that the curbs at several driveways have been broken. There are also some large cracks in the streets in a couple areas that need repaired. Tom will call Greene County to see what needs to be done about repairs.

The meeting was adjourned at 8:40