

South Fork Homeowners Association

Southforkspringfield.com

June 26, 2011

Board Meeting Minutes

Present

Dan Katzfey-President

Mike Alexander-Vice President

Robert Unland – Treasurer

Leigh Ann Owen-Secretary

Mike Hatcher - Director

James Dixon-Director

Connie Shaw

Shirley Unland

Bob and Lisa Stovall

Dale Broesder

Star Broesder

Christian Dixon

Kathleen Alexander

Terry Mayer

Absent

Tom Mast – Director

The meeting was called to order at 2:05 p.m at the swimming pool parking lot. Minutes for this meeting were taken by Leigh Ann Owen. Minutes from the June 13th meeting were read and approved.

Dan Katzfey opened the meeting welcoming everyone and thanking them for coming. He also explained that we have decided to not have a picnic this time due to low attendance. Next year, we will attempt to go door to door inviting everyone to participate at least in one meeting a year. A survey will also be taken asking for suggestions on how to improve our subdivision. We are encouraging everyone to step up to serve on the board. We are now discounting the dues for director position 50% and waving dues for the other board positions.

Pool Report

We are still having a challenge with the gate and fence at the pool. We are not able to connect the computer to the box controlling the entry system. Leigh Ann Owen will contact Anchor Fence or the company directly to get tech support and find out what is wrong with the system.

Mike Hatcher explained the need to be compliant with the safety rules set in place by the state regulations. Changes have been made to the pool to reflect compliance on these rules.

New signs have been made and posted around the pool.

Mike Alexander reported that he is getting estimates on the repair or replacement of the fence. The security light is in place and cost an extra \$100 more than expected.

Rock wall is now doing well. Bricks have been replaced and anchored.

Mike Alexander will be monitoring the security surveillance system. He will be responsible for viewing the card.

Treasure Report

Bob Unland gave the treasure report explaining each account and balance in them.

There is a charge for utilities this month that is elevated due to filling the pool. Leigh Ann Owen suggested that Bob contact City Utilities to see if there is a discount on the sewer charge. Her past experience is that if you call and let them know you filled a swimming pool with the water, they will discount the sewer charge. The sewer charge is determined by the amount of water usage. We did not use the sewer in the same amount that we used water filling the pool.

We need to emphasize to the members next year the need for not dumping their trash bags in the dumpster at the pool with the lawn waste. Each bag had to be removed and dumped before they could take the dumpsters away.

Bob also updated members on the decision which was made last year to not have the accountant do as much as they used to do. They still will over view the account and do our taxes. A review about deposits made and slips go to accountant.

An explanation was made for the increase of dues also last year. Dues have not been raised for many many years and the expenses such as utilities, trash, pool expenses, insurance and so forth have gone up.

Greene County tried to increase our property values at the pool by a significant amount. We appealed this and the values were decreased back to the original amount.

Old Business

Greene County did mow the lawn at the house that is in foreclosure. The house is getting in bad shape and is deteriorating. Roof is really bad. This is the first time our neighborhood has had a house vacant for this long.

New Business

There was a complaint to Dan Katzfey that the letter sent out to members concerning vandalism and breaches in members following the covenant and bylaws. She thought that the letter was too threatening. Dan encouraged her to attend the meetings. He also informed her of the need for members to be compliant with the regulations so that it will keep our property values up. He told her about vandalism and so forth that we are experiencing. The letter is only to enforce our covenants and bylaws. We are having trouble with rules being broken and nothing being done about it. We are informing neighbors very firmly that these bylaws will be followed and it is in the best interest to all of us.

We are going to try to obtain email addresses when the survey is handed out. We would like to take advantage of email to make announcements, send dues statements and other communication efforts. This will also decrease our mailing expenses. We would only mail to people not having email or wishing to use the internet.

We also will be making our members aware of the website in place. There is a new page in our website that has been added for immediate news, new news and updates concerning our neighborhood.

We advised all members to lock doors, pull blinds, garage doors closed and leave lights on. Our neighborhood has been experiencing theft and prowlers.

Dan encouraged members to run for offices and attend meetings. There were no new write ins for board members. All board members will stay in their positions for the following year. There were no complaints on how the board has served and dealt with problems this year.

Meeting adjourned at 3pm.