

**SWEET PINE CREEK HOMEOWNERS ASSOCIATION  
ANNUAL BOARD OF DIRECTORS (BOD) MEETING MINUTES  
MAY 17, 2011**

1. Quorum present – Meeting was called to order
2. Officer and other Attendees
  - Bill Bussey – President – Attended
  - Connie Lasko – Vice President – Not Present
  - Michael Kent – Treasurer – Attended
  - Bill Allgood – Secretary – Attended
  - Jim Hutchinson– Member at Large – Attended
  - Denise Hines – All In One Management – Attended
  - Approximately 24 households were represented in person and 3 by proxy  
All In One Management has a list of both.

**ISSUES**

1. The financial report was given by Denise with All-In-One. The reports were mailed to each residence in advance of the meeting. If needed, additional copies of the report can be provided by All In One. Specifics can be found in the reports. Generally the H.O.A. is in sound financial condition having met its obligations and having approximately \$54,000 in reserves.
  2. The list of delinquent dues was reviewed and discussed. A motion was made that a list of the delinquent home owners be posted in the message board at the swimming pool, effective immediately. A vote was held and the motion passed.
  3. The budget for the upcoming fiscal year had been approved by the B.O.D. for submission to the homeowners for approval. A discussion was held of various increases and decreases in costs. A motion was made to adopt the budget as presented. A vote was held and the motion passed.
  4. A discussion was held about the tree house / swing set. The feedback both from previous requests for input from home owners via email, and from those present at this meeting was overwhelming to preserve the structure primarily by increasing the maintenance of it. Generally it was agreed that several hundred dollars be applied toward this effort in the future. Many people volunteered to work on the structure. Also, a committee was formed to study potential future expansion or improvements. The committee members are Sam Collier and Charlotte Steed.
  5. A discussion was held about the erosion issues around the amenity area. Various options were discussed including metal “gabion” baskets filled with stones, stacked loose stones, and a concrete wall similar to what is there now. The committee that has been studying this issue agreed to conclude its analysis and report the outcome to the new B.O.D. The committee members are Bill Allgood, Hal Ayer, John Faress, Alan Gravel, Jim Hutchinson, and Perry Novak.
  6. The Social Committee that has done an excellent job is stepping down (Tamarah McLain and Fran Rickard - Thank you ladies!) and volunteers Dedra Sewell and possibly Pam Geter are taking over this role.
  7. Board members Bill Bussey, Connie Lasko, and Bill Allgood are also stepping down. Bill Bussey was saluted as a long term and extremely capable President. New and re-newed members John Faress, Scott Sewell, and Rochell McLain are joining incumbents Jim Hutchinson and Michael Kent. The offices each will fill will be determined at a later date.
  8. Issues related to the entrance maintenance were discussed, but everyone was nearly “done in” and it was determined this would be an issue for the new B.O.D. to tackle.
  9. Many thanks to all who serve.
- End.

