**January 3, 2012
The Board of Directors meeting was held January 3, 2012.  The meeting was called to Order by President Schuyler Schupbach at 7:00 p.m.   Present were Gary Ash, Schuyler Schupbach, Justin Clark, Anna Paxton and George Kaupas.

Justin reported that there were no updates on Common Area Issues.

Gary reported that with respect to Compliance issues he had received a call from a homeowner who asked whether the Association would consider providing a variance from the Covenants to operate a Home Business.  Gary advised the homeowner that he did not think the Association would approve a variance for a home business.

George provided a Treasurer’s Report.  The current balance in the Association Checking account is $10,845.02.  Two Homeowners continue to have outstanding balances owed from not paying annual dues for a number of years.  Liens have been filed against the two homeowners.   Expenses have gone up this year as a result of the cost of repairs to the septic system as well as the cost of attorney fees to resolve the issues with homeowners.  A question was raised about the cost of having PDC labs provide the results after testing the water samples drawn from the outfall lines.   George advised that fee had not increased.   Justin asked whether there would come a time when the Association would not be required to take samples and send the samples for testing.  Schuyler explained that the sampling is a requirement imposed by law and regulations so it is unlikely that it will discontinue in the future.   Gary asked a question about whether the real estate assessments for the common areas continued to reflect a zero valuation for the common areas.  George indicated the assessments reflect a $1.00 value and results in a $0 tax. Gary moved to approve the Treasurer’s report.  Justin seconded.  The report was approved.

Schuyler next opened up a discussion on the Annual Meeting.   Schuyler advised in the past we have rented to Covell Township Hall and followed a certain agenda.  The Covenants provide that the annual meeting must occur on the third Sunday in February which will be February 19, 2012.  Accordingly notice of the meeting will go electronically by February 5, 2012.  In addition notice will be mailed by George in accordance with the Covenants.

A discussion followed about whether the annual meeting should include a discussion about the need to amend the Covenants to allow the Association greater latitude for enforcement of the Covenants or for other issues.  Amendment of the Covenants would require a 2/3 vote.  The current Covenants are set up to provide that neighbors work with neighbors to resolve disputes.  Gary agreed to go through the Covenants and make a list of areas where homeowners may want to give the Association greater authority to resolve Covenant disputes.  All members present agreed the format of the annual meeting should follow the format from prior years.

A discussion followed regarding the resolution of the Septic System issue involving several homeowners.  One homeowner felt there was not a valid easement over their property to allow for the repair of the system.  The homeowners have obtained a subsequent legal opinion and have conceded that a valid easement exists to repair the system.  As a result, the Association has taken the steps to determine where the break in the system is occurring.  According to the results of the testing, the dig out will occur in an area on the homeowner’s yard where there is no landscaping.  The bills to repair the septic problem were reviewed.  The Board made it clear that the reason the Association was obligated to make this repair is because the break is occurring on the common collection pipes (not the individual homeowner pipes) which the Association is obligated to maintain pursuant to the Covenants.  Gary moved to approve the repair and it was seconded by Justin.   All agreed.

A discussion was held about homeowner dues.   Last year as a result of lower expenses the Board was able to recommend lowering the Association annual dues.  Unfortunately this year the unplanned repair projects together with the legal costs incurred to try to resolve the concerns raised by the homeowner have resulted in the need to raise dues.   George provided some projections.   Based on the increase required for repairs and the legal fees incurred an increase in the annual dues will be required.   George will send out a budget and his updated assessment. At this point, George estimates needing to move dues up to $450 per year per household.

A discussion was held about replacing trees as trees are removed from the common areas.  A number of Ash trees are located on the common areas which will likely need to be taken down in the next few years.  The Board concluded it would review decisions to replace trees on a case by case basis.  Consideration would be given to where the lost tree was located and what kind of tree would be planted.

A discussion was held about pine trees on the common areas that may have become infested with bag worms.  Gary advised that the infected trees need to be sprayed at the appropriate time of year.  The Board agreed to look into annual maintenance of trees on the common areas.
The Board will meet again on February 7, 2012.
There was no further business so the meeting was adjourned at 8:15 p.m.**