

December 7, 2016

Board of ACB and Directors Meeting

Meeting began 7:00 PM.

- Attendance: Larry Kontny, Steve Berk, Steve Smith, Graham Wells, and Richard Collins
- October minutes read with Graham Wells motion to approve and second by Steve Berk. Unanimously approved.

None

HOA Board:

Old business:

- There is \$28,239.29 in the checking account. There is \$954.77 in outstanding dues.
- The Phase 1 and 2 sprinkler systems were verified operational during the bi-monthly inspection.
- There are only two residents who have not paid their special assessment.

New business:

- Members of the Fine Committee are as follows: Herb Heilman, Debra Perlet, Mark Weldon, Robert Tomlinson, and Joseph Martin.
- Our current insurance agent, Rob Sistrunk, has failed to send us an invoice for payment of this year's insurance costs. Other quotes have been requested from Shile and Locklin.
- The Christmas decorations have been put up by Candi and John Keys and they look great.

Open discussion:

- Richard Collins was asking about the hedge trimming along Ridgewood Avenue and the fact that the hedges for Phase 1 are actually on the property of each homeowner. He was asking why the HOA pays for the trimming and not the individual homeowner. The landscaper includes the trimming in his mowing and does not charge any extra.

Meeting adjourned 7:55 PM. Motion to adjourn was made by Graham Wells and seconded by Steve Smith.