

KEENE MILL VILLAGE HOMEOWNERS ASSOC. IV

30 MAY 1986

Minutes of Meeting

1. The annual KMV HOA IV meeting was held Saturday, May 17, 1986, 11:00am. The meeting was opened with an introduction of the Board of Directors:

Al Havinga, President
Matt Milstead, Vice President
Dan Zogran, Treasurer
Joni Thompson, Secretary

2. The agenda outline was as follows:

a. 1986 BUDGET: Dan Zogran presented the 1986 Budget. The attached budget was discussed and approved.

(1) A reserve/contingency fund of \$4,000 has been set up and annually an additional investment of \$3,000 will be added. This reserve will be for future replacement/repair of roads and sidewalks and any major common property improvements.

(2) The cost for snow cleanup was unusually high and will hopefully be lowered for 1987. The contract with Colonial Farms will be reviewed and restructured to keep costs down.

(3) A bookkeeper expense has been added to the 1986 budget to assist with the billings. Although the budget has an estimate of \$525, the annual cost will be approximately \$900.

(4) Nothing has been budgeted for Directors and Officers Insurance to date. This insurance is necessary for the protection of the Board and will be purchased shortly. An estimate of \$1,000 yearly has been provided.

b. CONTRACTS: Matt Milstead provided an update of the contracts currently in affect. Concern was raised regarding the lawn maintenance contract. Colonial Farms, current contractor, will be notified. Homeowners were asked to notify the Board if areas were not being cut or maintained properly.

c. ASSESSMENTS: Beginning with the third quarter, July - August, a late fee of \$6.00 will be assessed for payments not received by the stated date. Any checks received past the due date which do not contain the late charge will be rebilled. As of May 17, two homeowners had not paid their assessments for a year and a half. Our lawyer has notified them.

d. COMMITTEES: All committees except for the Architectural Control Committee have been disbanded. An ad hoc committee will be formed on an as needed basis.

(1) Volunteers were asked to form an ad hoc committee to review the safety concerns within Keene Mill Village, e.g. speed bumps, and lighting. Two names were submitted.

(2) Also, volunteers were asked to assist the Architectural Control/Landscape Improvement Committee. A meeting will be held May 28 to address improvements to the common areas. Homeowners who expressed interest will be notified of the time and place. (If anyone is still interested in expressing their ideas for improvements, contact either Al Havinga, 569-2399 or Joni Thompson, 451-5487.)

(3) Additionally, an ad hoc election committee is needed to handle elections to the Board. Two vacancies will occur in August and September. Anyone interested in handling the nominations and ballots should contact Joni Thompson.

e. PARKING: An assigned parking proposal, prepared by the Parking Committee was handed out and approved by those in attendance. Each homeowner will be assigned two spaces which will be identified by lot numbers. Painting of the numbers will hopefully begin early June. At that time, signs will be posted stating that all parking is reserved for homeowners and that VISITORS MUST PARK ALONG THE CURBSIDE. Bids are being accepted now. (If anyone is interested in putting together a bid, contact Al Havinga, 569-2399.)

f. LANDSCAPING: A meeting will be held May 28 to discuss the use of monies set aside in the budget for landscaping. Areas of consideration are the tot lot, multi-purpose court, and also common areas requiring additional seeding/sod. Anyone interested in attending should contact Al or Joni.

g. MISCELLANEOUS:

(1) Swimming pool applications were taken for submission to Shannon Station Pool Committee. The cost will be \$200 for the summer. Joni Thompson will contact the Committee and provide the names of those interested.

(2) Keith Dorman provided an update on the Recreation Committee (Tennis Court). Keys are available for a deposit of \$10.00. Monies for use by the Committee have yet to be released. The bond is expected to be released any day now. Tennis tournaments for the summer are being planned for young and old alike. Anyone interested in helping should provide their name to Keith.

(3) Concern was raised about pet owners walking their dogs and not cleaning up after them. Please, if you own a pet, make sure you clean up after them. It's getting very difficult to walk any where without stepping into it. It is also creating a health hazzard. It only takes a few minutes to clean up. The sidewalks are for people to walk on not for pets to dump on!

2. The meeting was adjourned at 12:30pm. A list of attendees is enclosed.

3. Any questions, deletions, or changes to the minutes should be forwarded to Joni Thompson, 451-5487.

Enclosures: 1. 1986 KMV HOA IV Budget
2. Attendees at May 17 meeting

KEENE MILL VILLAGE HOA IV
 Combined Budget and Source and Applications of Funds
 For the Year Ending December 31, 1986

Source of Funds:

Cash Balance January 1, 1986	\$ 10,744	
Quarterly Assessments	25,920	
Interest Income on Deposits	800	
Late Payment Penalties	100	
Recreation Committee Refunds	<u>250</u>	
Total Source of Funds		\$ 37,814

Application of Funds:

Operating Expense:

Common Area Maintenance	\$ 10,742 (e)
Snow Removal	1,300 (b)
Refuse Removal	5,300
Annual Picnic	200
Misc. Taxes	500 (c)
Directors & Officers Liability	0 (d)
Common Area Liability Insurance	250 (a)
Administrative Expense	400
Bookkeeper	525
Common Recreation Committee	800
Attorney Fees	400
Uncollected Assessments	500
Escrow for Road Maintenance	<u>4,000</u>
Total Operating Expense	\$ 24,917

Common Area Improvements:

Landscaping - Trees	\$ 975 (a)
Parking Area Identification	<u>1,000</u>
Total Common Area Improvements	\$ 1,975

Reserve for Contingencies

Reserve for Contingencies	\$ <u>3,000</u>	
Total Application of Funds		\$ 29,872

Available For Improvements or

Other Distribution (f)		\$ 7,942
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- (a) Actual expenditure.
- (b) \$ 1,115 actual expenditure.
- (c) \$ 171 actual expenditure.
- (d) Not budgeted for at this time.
- (e) Includes \$ 191 from 1985.
- (f) Tot lot, speed bumps, landscaping, etc.

Name	Address
Phil & Natalie Russell	9052 Tiffany Park Court
Ron Myres	9110 Tiffany Park Court
Wendy & Matt Milstead	9066 Tiffany Park Court
Valerie Buckley	6524 Alexis Lane
Cindy Kolodziej	6508 Alexis Lane
Al Ware	6514 Alexis Lane
Cantrell's	6400 Chaney Court
Rich & Eileen Culver	6410 Chaney Court
Essig's	6409 Chaney Court
Nello & Colleen Ripanti	6401 Chaney Court
Liane Murch	6417 Chaney Court
Margie Williams	6501 Field Master
Madelyn Klopp	6407 Chaney Court
Bob Kluttz	6500 Alexis Lane
Bob & Nancy Irvin	9086 Tiffany Park Court
Bob & Sheryl Crowl	6404 Chaney Court
Janet Blackburn	6402 Chaney Court
Jeff Hesse	9053 Tiffany Park Court
Holloway's	6408 Chaney Court
I. Haque	9010 Alexis Court
Miller/Spaccareilly	9059 Tiffany Park Court
Joe & Ganine Papa	9077 Tiffany Park Court
Dorman	9074 Tiffany Park Court
Al Havinga	Field Master
Joni Thompson	6506 Alexis Lane
Don Thompson	Alexis Court
Dan Zogran	Tiffany Park Court