

LWRHOA Quarterly Meeting

February 24, 2009

Agenda:

- Watering
- Dues
- Annual Meeting
- Landscaping

Meeting Notes

Watering

- Discussion about reimbursing for HOA water consumption (at 2 front monuments & for 6 mos. (3 homeowners). Agreed to proceed with this. Leighton will contact homeowners.

Dues

- Homeowner who sent letter saying he wasn't paying the dues because he had cared for open space next to his property. LEIGHTON will talk w/homeowner re: dues still being required. VINCE: will talk to the City about care of the lot since it is a City lot.
- About 1/3 have paid so far.
- Will put liens for those who don't pay dues in 2nd year. JASON will contact those people first & then follow-up.
- JASON will give KARLENE the forms from dues so she can update the central list of names/addresses, etc.

Limo Issue

- Leighton will follow-up w/city atty

Annual Meeting

- KARLENE: Call Hazelwood to check on room
- Karlene: create proxy doc & send to Leighton by March 1 (quarter sheet). Options: vote w/the board; vote w/the majority; individual instructions.
- March 5/6: Send out packet: Agenda, CCR changes, proxy
- Rules on proxy per CCRs/bylaws: proxy is a vote w/majority, unless homeowner specifies items. Need 34% for quorum; 41 votes.
- Leighton: CCR change summary, cover letter/agenda
- Agenda: Treasury Report; Secretary's Report (meeting notes from last annual meeting to hand out & approve); Volunteers for Board & Committees; CCRs
- March 4: Karlene send blast email re: packet & meeting
- Karlene: 1) Label: Homeowner's Association Meeting Info on outside of each info; 2) check for large envelopes & let Leighton know

Landscaping – Beverly attended & provided budget options

- I. Budget from Greenway for March 2009 to February 2010. Options:
 1. Same maintenance practice as 2008 (e.g., all areas watered, maintain all shrubs & trees, grass mowed weekly) \$1400/month;
 2. Reduce mowing & watering: Mow grass higher (which means it will need less water) & mow every other week in summer: \$1100/month - RECOMMENDED
 3. No watering on lawns or plants, reduced mowing: \$900/month

- II. Monument Plantings
 - A. Perennial Plants - Options
 1. Maintaining existing perennial plants: \$200/year
 2. Less maintenance: \$100/year
 - B. Seasonal Color Plants – Options
 1. Changing plants 2xs/year in all monuments (early Spring & Fall): \$500/year
 2. \$250/year
 3. \$0
 - C. Maintaining Seasonal Color Plants
 1. 8 hours a month for 5 months/year @\$50/hour = \$2,000
 2. \$0
 - D. Seasonal Plants – Materials (insecticide, fertilizer)
 1. \$18/month
 2. \$8/month
 3. \$0

- III. Brick Monuments
 1. Need to be maintained
 2. Cleaning: est. \$300
 3. Repair: est \$500

- IV. Lawn Aeration & De-Thatching
 1. Est: \$150

Suggestions for Future:

1. If we don't want to spend the \$ to water the entry monuments, change landscaping to Put in some low water plants along with some very large rocks--like what some of the newer developments have done. Looks very modern & updated.
2. Could also reduce amount of grass in large grassy areas & change to low water plants w/large rocks.

Beverly re: water usage for monument (as homeowner): HOA pay 50% of water usage or entire cost of inline auxiliary meter