

Curtis Pond Home Owners Association Board Meeting Minutes

Date: June 8, 2004

Meeting brought to order: 6:20 pm

Board Members in Attendance: Preston Pettit, Nate Ryan, Louann Walch, Travis Waugaman and Troy Newell.

Homeowners in attendance: Jennifer Goins & Adam Dillon.

Minutes taken by: Louann Walch, HOA Board Secretary

Items of discussion

- New development: discussion of phases 2, 3 & 4. Troy Newell and Jennifer Goins to find a location and set date and time for a community meeting with Mag Development, so that questions regarding phases 2 & 3 and the possible addition of phase 4 can be addressed. The board will post on the Curtis Pond Website forum, that we would like to have homeowners send in their questions for Mag development. The Developer would like to meet the week of June 13th. Even though short notice, Jennifer Goins has volunteered to create and distribute a flyer to the homeowners in hopes of gaining homeowner participation.
- Board to hire a lawyer to read and explain the covenants to help them understand IF phases 2 & 3 are a definite or just a HOPE of Mag Development.
- The board will address Denise Clark's issue of hosting swimming lessons and swim team at the pool. It was discovered that she is not CPR certified and will be asking that she have a lifeguard on duty while hosting such due to the liability to the Curtis Pond HOA. The Board also addressed the issue of diving for the swim team and it was decided that there is to be NO DIVING AT ANY TIME IN THE CURTIS POND SWIMMING POOL.
- Jennifer Goins-Head of the Social Committee, asked that the Board look into increasing the Social Committee budget that is currently set at \$500.
- The Board Secretary, Louann Walch, was asked by the Board to send letters to the following homeowners for CCR violations:
 - *106 Laport-Basketball net removal
 - *139 Nevis-Boat Trailer removal
 - 109 Nevis- Boat trailer removal and removal of car on jack stands
 - 216 Royalton-trailer removal
 - 258 Royalton-privacy fence removal/shorten & parking on the grass.

Meeting ended at 8:45 PM

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Board Members in Attendance: Preston Pettit, Nate Ryan, Louann Walch, Travis Waugaman and Troy Newell.

Homeowners in attendance: Denise Clark & Marcia Place, as members of the group put together to come up with an amenities "package" to present to Mag Development..

Minutes taken by: Louann Walch, HOA Board Secretary

Items of discussion

- There was a review of the last couple weeks and the hostile e-mails and forum items that have been posted on the Curtis Pond HOA website.
- The HOA board will invite the liaison committee to the next scheduled meeting on Tuesday August at 6:00 pm at the home of Board Preston, Preston Pettit at 228 Royalton Road to let them tell their side of what happened during the time the liaison committee was still intact.
- The Board is strongly looking into replacing Herman Management, our current management company. Faith Management dropped by a proposal to manage Curtis Pond, no price was listed. Gloria Martinez use to manage Curtis Pond years ago while working for Prism Management, and now she and her husband are now out on their own and would like to get Curtis Pond back. **side note:* an e-mail was received by the HOA Board 7/7/04 from Kevin Herman of Herman Management, resigning as of July 31st.*
- Board upset and remorseful of how things have been handled in the past 6 months with the liaison and other committees. The board will look for ways to correct those problems. Another way, in which the board hopes to do that, other than talking with the liaison committee, is to once again start up certain committees and let them have more "free" range without such micro management from the Board. The committees being looked to be restarted are:
 - Safety/Neighborhood watch (speeding, community safety), ARC/Covenant and Restrictions interpretation (compile lists of violations in the community)
 - Community Beautification/Pond (monitor the landscaping/landscaper at the pool area, common areas, entrances, etc.)
 - Accounting – Homeowner John Miller, an Accountant, has volunteered to look over the Curtis Pond Budget and books to keep an eye on HOA funds to be sure Herman Management is doing things correctly and honestly.
- Homeowner, Denise Clark, researched the covenants and restrictions for basis for violations and would be interested in being on the committee being started for such.

- The Neighborhood meeting set for Thursday, July 8th at the pool will be to help the homeowners understand what is going on with the new construction behind the pond area. There will be a vote among the homeowners to see how many homeowners are for or against looking into the possibility of combining with the new construction both underway (phase 2 & 3) and that which is in front of the planning board (phase 4). The board will provide reason why it might be in the best interest of the community to consider such. With the new amenities being looked at, we would be making Curtis Pond a more desirable neighborhood to live in. Such amenities being considered are: Boat/RV storage, addition pool or expansion of current pool, kiddie's water lily pad, walking paths, clubhouse, soccer field, and covered picnic areas. Troy Newell, an HOA board member and as a Realtor, feels that if we are larger and with more amenities, we will have better resale because it would make us a more desirable neighborhood. The more things you are able to "offer" a prospective homeowner, the more likely you will sell your house and part of that is the location and what it has to offer you such as a clubhouse, rv/boat storage, 4th of July parade and fireworks.
- Preston Pettit, Board President will do a community drive through to inspect the yards for Covent and Restrictions violations to be sent letters by the board secretary.
- The board will invite the homeowners at 258 Royalton to explain why they have not taken down or shortened their fence as asked by the Board in a letter sent to them in June. When a member of the board spoke to them, they had expressed an intention to comply with the request but as of this date, have not done so.

Meeting ended at 8:35 PM