

**WELBOURNE MANOR**  
*Homeowners Association*

**NEIGHBORHOOD FALL MEETING MINUTES**  
**November 12, 2014**

Board Members Present:     Randy Clipson             Vanessa Jackson  
   Russell DeJarnatt         Matt Krupnick

1. The meeting was called to order at 7:04 p.m. The meeting took place at the Suer residence on Walliswood Court.
  
2. The minutes from the previous meeting were reviewed and approved.  
    Motion: Randy Clipson  
    Second: Matt Krupnick  
    Vote: 4-0
  
3. Committee Updates
  - a. Financial Update  
    Matt reported that our annual dues are lower than we projected for the year. This is mostly due to the current dues incentive structure and a homeowner's ability to pay a discounted rate when they are in the rears.

Regarding the 2015 budget, Matt discussed 2 line items. The first is the tennis courts. We are in the process of obtaining quotes for repair and resurfacing in Spring, 2015. The nets were replaced in 2013 and we will look to make any needed repairs to the fencing in 2015 and 2016. The second item is regarding the street signs. These will be replaced with composite material. Unfortunately, there are no costs that can be subsidized by the township. There are 8 posts to be replaced at \$650 each for a grand total of \$5,216.

Matt discussed our aging report. We are at approximately \$9,000. This has been significantly reduced over the last year. There are currently 10 homeowners that are behind. We have 2 on agreement with monthly payments and we are in contact with the 8 others to get them caught up as quickly as possible.

Matt reported that we should expect a 4% return on our portfolio investment with Huntington Bank. We won't see any gains until 2015. John Kahler asked the question if the Board has any plans to invest the \$50,000 the HOA has in the bank. Matt reported that we have invested a total of \$35,000 and will not do anything further until we have completed this round.

A motion was made to approve the 2015 budget as listed. Everyone voted to approve this budget for 2015.

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### b. Neighborhood Concerns

It was discussed that the van that is parking on Tarragon is a safety hazard. It was suggested that we maintain parking on only one side of the street throughout the neighborhood. There was a party and cars were parked on both sides and no large vehicles could get through. This could be a serious problem in the event of an emergency. The board will talk with the township to see what can be done similarly to the area near the pool on Somerset.

John Kahler asked if the shingle specs are on the website. Randy Clipson reported that all HOA documents are located on the website and are readily available for all to view.

### c. Landscape Committee

Dan Suer reported that the landscaping contractors are quoted \$6,000 to mow the lawn. Their total quote was \$8,300 and this includes mowing, irrigation, removing stumps, typical shrub and tree trimming, etc. Additionally, we will receive 3 lawn treatments each year.

Dan is very happy with the service and is suggesting we move forward for 2015. The pool wall lights have been severed 4 times while trimming. Dan has repaired the wires several times. Dan will contact Shawn Dooley to fix the lighting around the pool and front entrance to ensure this does not keep happening.

### d. Modifications Committee

We have no current reports to discuss. Russell reminded everyone that all modifications should be requested via the form on the website and sent to Bill Hensley for approval. Jo Suer commented that the magnets that were disbursed were a great idea.

### e. Pool Committee

Vanessa reported that the pool was closed for the season after Labor Day weekend. After that time, the clubhouse roof was replaced and new doors with sufficient ventilation were installed for access to the pump room. We will be renewing our contract with the same pool management company for the 2015 season.

Vanessa discussed the newly developed Pool Sub-Committee. The members making up this committee were recognized at the meeting. They include: Vince Steinwert, Belinda McDowell, Kirsten Albert, Chuck Helmes, and Jessica Heizman. Vanessa asked for one other male volunteer to round out the committee. Doug Albright volunteered to be on the committee. This committee will be responsible for obtaining community feedback and obtaining plans to replace the pool area with updated facilities.

### f. Board Positions

Cindy Kariofiles received notice from Richard Hutter regarding the Vice President position. He recently moved into the neighborhood and has experience with previous HOA boards. Everyone voted and accepted Dick as our new Vice President. Randy Clipson reported that he is still on board. It was motioned that Russell DeJarnatt be named as President. Russell accepted the nomination. Dan Suer seconded the motion so Russell is now our official HOA President.

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4. The meeting was adjourned at 8:50 p.m.