

Meeting Minutes
Board of Directors
June 25, 2009

President Judy Matlock called the meeting to order at 6:06pm.

Members Present: Judy Matlock, Cynthia Boyer, Jim Boyer, Sandra Nash, Jose Vazquez, Steven Delk and Melanie Hannah, Association Manager. John Woods and Suzan Reed were not present. The nominating committee continues seeking to fill the 7th Board position of Director of Pool and Clubhouse.

Acceptance of Agenda:

A motion was made and seconded to accept the agenda for this interim meeting.

Presidents Report:

Judy Matlock reported on the status of a specific property lien, then opened discussion for the handling of another homeowner's arrears. There was a consensus among members on how that case should be handled with no dissenters.

Judy proposed acceptance of the bid for clubhouse renovations submitted by Melanie Hannah. The bid was agreed to by all members present.

Treasurer Report:

Jose Vazquez presented the format for considering the proposed dues increase:

1. The focus should be on operational expenses and goals for the coming years. The fence ownership issue is not part of these considerations.
2. Each forecast or desired expense should be a line item in the budget rather than being part of a larger category. Itemize each line item and project for future cost increases. Jose and Melanie are currently brainstorming over small budget items that need to be identified.
3. Set asides for special projects and major upgrades should not be included in the basic operational budget.
4. As part of this process the board needs to decide the amount it wants to maintain in its general reserve fund.

Informational meetings open to all homeowners will be held on July 8, August 8, and September 8 to answer any questions or concerns about operational expenses, set asides, reserves, and projected future expenditures. The intent is to allow member input and full disclosure and discussion so the matter may be voted on more efficiently at the October general meeting. Melanie will send out emails encouraging homeowners to attend and participate in these discussions.

The next regular board meeting will be on July 23, 2009.

The meeting was adjourned at 6:43 P.M.

Respectfully submitted,
Sandra Nash
EFHA Board Secretary