

Mt Holly Preserve HOA
Meeting Minutes
May 27, 2008

The meeting was called to order at 7:02 pm by Scott Rankin

Minutes from October 2007 meeting were read.

Treasurer's Report - Al did not have a report ready beyond what was published on the back of the invoices. He reported that he sent out 60 dues notices and has received 26 as of tonight's meeting.

Old Business - New members were asked if they were told about the HOA and they reported that their realtor did let them know that we existed.

It was reported that our roads are dedicated and will be maintained by the township.

We still have members who have not paid dues. President asked Al to send names to him and he will send a letter. Larry Nelson recommended a one time forgiveness of interest if families pay in full by a certain date. Board agreed with this idea and will give families this opportunity.

Curb appeal of homes. Please keep up for the good of the community.

It is time for our yearly audit. The board will once again ask Chuck Agrigola and Larry Nelson to complete an audit this summer.

Officers will be voted on in the fall.

New Business - A community member wanted to know if the popular blow-up pools are allowed. – Yes!

Storage Sheds – Are we staying within the covenants or can a person build a little larger one? 8x10 shed is the largest allowed.

Open Forum - Numerous concerns were made about the family at 3472 Winter Holly Dr. Specifically the children are ringing door bells and running away. The dog is running loose and has scared people while walking. The children have approached people who are walking and hit at least one person with a stick. The cars in the drive way, window coverings are sheets and blankets in disarray, trash and other things lying about the yard. The fence possibly not being kept up to code and having to be held up by poles that are on property of neighbors.

The board addressed these concerns with a review of the by laws. We do not have a lot of recourse when it comes to the up keep of the house and yard. The cars in the drive way seem to be a legal issue since they are not up to date with license plates. The ringing of the door bell and the dog running loose can be considered a nuisance and neighbors have the right to call the police if they do not feel comfortable talking to the family. The board will write a letter to the family sharing the neighbor's concerns.

The current covenants can be changed in January of 2010. This process will start with the new officers in October of this year. Beginning with the 2009 dues we will collect an additional per lot fee to be used for the recording of new covenants with the county Auditor. A committee will be formed to develop and write these covenants that will need 75% of the homeowners' approval to pass. The fee will be determined at the October meeting. Note: If deeds allow for updates of by-laws without having to record against each lot separately, homeowners could save money.

Last but not least; we give a big thank you to Al for cleaning up the front entrance. It looks great.

The meeting was adjourned at 7:36 p.m.

Board Members in Attendance:	Alan Hannan, Treasurer
	Larry Lillback, Vice President
	Scott Rankin, President

Community Members:	Miriam Lillback, Candace Santose,
	Carolyn & Douglas Lynn, Mike Chapman, Larry Nelson