

**Goose Creek Homeowners Association
Minutes of the Board of Directors Meeting
November 4, 2009**

The meeting was held at Staybridge Suites Hotel, 1600 Summit Lake Drive.
President Dan Bull called the meeting to order at 6:00 p.m.

Introduction of Board Members: President Dan Bull

Quorum of board members established with all 6 members present:
Dan Bull, Walter Culley, Jackie Malone, James Rehwinkel, John Ross and Ron Baker.

A quorum of general membership was not established with 17 in attendance.

Approval of the June 17, 2009 Annual Meeting Minutes:

Motion to approve: James

Second: Walter

Vote: All in favor

Financial Report:

Bank balance was reported as \$13,940.55.

Delinquent dues totaled \$2,607.83 for 6 properties.

Motion to accept financial report: Jackie

Second: James

Vote: All in favor

2010 Dues Increase Vote:

Discussion included future expenditures for tree removal in common areas and alleyway paving expenses.

Motion to increase the 2010 annual dues 10%, from \$150.00 to \$165.00: James

Second: Dan

Vote: All in favor

Old Business:

Alleyway Maintenance Reserve Fund: The extra \$15.00 in dues collected will be allocated to the "Reserve Fund" effective 2011 for any capital improvement or maintenance projects deemed necessary by the board of directors.

Motion: Ron

Second: Dan

Vote: all in favor

Grounds Maintenance Update:

James reported he was developing specifications for grounds maintenance RFP. The bid document will be very specific; the qualified contractors will be invited to a pre-bid

meeting. The proposals will include separate estimates for Fields and Meadows. The board will award the contract to the provider with the best proposal by January 1, 2010.

Also approved by the board:

Effective immediately, by December 31st of each year, the board of directors will approve, by majority vote, a grounds maintenance provider or providers for the two neighborhoods for the following calendar year for no more than a one year duration. This approval will include cost and scope of work performed and will be coordinated with the association manager.

Re: the restriction concerning trailers, motor homes, RV's, boats, etc... The board agreed that residents could park these items temporarily in their driveway for a maximum of 2 nights for the purpose of loading, unloading or cleaning only.

New Business:

Lawn Care for abandoned or foreclosed property-

Motion by Ron to adopt policy for lawn care of foreclosure or abandoned properties (including rental properties) to include notification via certified mail and authorization of association lawn care maintenance.

Second: Dan

Vote: All in favor

Covenant reminders will be included in the annual dues letter.

Meeting adjourned at 7:15 p.m.