

Meeting Minutes

PA20 Landscape Maintenance Association, Inc.

Date: March 3, 2009

Location: Dewey's American Grill

Purpose of Meeting

To discuss ongoing occurrences of the association including accounting updates, website management, SB100 compliance, property maintenance, along with any additional pending issues requiring resolution.

Names of Attendees

Present: Jim Bowlus (President)
Jim Fraser (VP-Property Maintenance)
Brice Bradley (Secretary-Homeowner Relations)
Rick Murray (Treasurer-PA20 Delegate for District #80 to HRCA)
Dean Stanberry
Diana Coon (Accountant)

Absent: None

Partners/Guests

None

1. Open 6:18 pm

2. Reading of Minutes

Notes: Jim Bowlus motioned to approve the January 15, 2009 minutes and Jim Frasier seconded. Approval was unanimous

3. Accountant Report and General Discussion Items

Notes: Diana presented a general accounting update and fielded questions from the board. Other general discussion items then followed.

Additional Discussion Points:

- Diana reminded the board that the Annual Meeting of Members is on Thursday, April 9, 2009 at 6pm in the Golden Eagle room at Westridge.
- Diana notified the board of a recent bankrupt (Chapter 7) home within PA20 that was delinquent in paying a number of past assessments. The board determined it could not be collected and agreed that it should be written off.
- Diana presented itemized expenses for 2008 to the board for review.
- Rick and Jim F. provided necessary signatures to the bank
- Rick, as the PA20 delegate for HRCA District 80, provided general HRCA updates including an overview of those running for open HRCA board positions.

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- Rick talked to HRCA about managing the PA20 website. HRCA said they would need to look into it further and get back with him. Rick will follow-up if he doesn't hear back from him in a timely manner.
- The board talked about the impending replacement of the fence. PA20 does not have the funds available to replace it and the PA20 bylaws will not allow the board to finance the project. Rick spoke to Terry Nolan (HRMD General Manager) regarding assistance. HRMD is willing to negotiate and oversee the replacement of the fence and bill PA20 in whole following installation. The HRMD board would need to approve a separate option where HRMD would pay for the fence replacement and PA20 would be able to reimburse them via monthly payments.
- Jim F notified the board that Leadbetter subs out irrigation system maintenance.
- Jim F inquired about the location of the irrigation controller manual. Diana stated that she would look through a few boxes of information filed by her predecessor to see if it can be located.

Decision(s):

- Diana will coordinate the Annual Meeting of Members.
 - Rick motioned to expend PA20's votes on behalf of Richard A. Dinsmore and Todd Landgrave. Jim Fraser seconded. Unanimous vote for approval.
 - Jim F. will talk to Leadbetter about an extension/continuation to the maintenance contract.
 - The board determined that annual assessments will need to continually be raised by the maximum allowable amount in preparation for the replacement of the fence.
 - Brice will update the PowerPoint presentation for the March 3, 2009 Annual Meeting of Members.
 - The next meeting will be the Annual Meeting of Members.
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6. Close 7:30pm

Minutes prepared by: Brice Bradley

Minutes Approved: Jim Bowlus motioned to approve the minutes at the June 15, 2009 meeting; Dean Stanberry seconded. Approval was unanimous.