



The Terraces At North Pointe  
Homeowners Association

*Because we care for our neighborhood*

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**GENERAL MEETING MINUTES**

*June 13, 2007*

*7:00 p.m.*

**Meeting Participants:** The following persons were present: Robert Taylor, Marcos Sola Cruz, James Eriksen, Adriana Seaman, Karen Kilianek, Judith Allen, Karen Ballard, Donna Eriksen, Casey Holscher, Roald Olsen and Joshua Taylor.

These minutes are based on notes taken by Adriana Seaman, our Secretary, who was unable to draft them because she plans to be out of town for an extend period of time. They were written by Marcos Sola Cruz, based on those notes and his own notes taken during the meeting.

**I. Ongoing Business:**

- 1. Treasurer's Report:** An oral report was provided by the treasurer. The Association is currently on a sound financial footing.
- 2. Trees on Croton Road:** One tree has been trimmed for the purpose of determining the desirability of trimming as opposed to removing the trees. It was inspected by several Architectural Committee members. The results were acceptable. Joshua Taylor did a very good job. There is a significant differential between the cost of removing the trees and the cost of trimming them.

Marcos Sola Cruz made a motion to accept proposal to trim the trees made by Joshua Taylor which was seconded by Jim Eriksen. The motion was approved and the trees will be trimmed. Josh Taylor indicated that he would trim the trees on the following day (Tuesday, Jun 13<sup>th</sup>). This matter is closed

- 3. Contract for Maintenance of the Grounds on Retention Ponds:** Dan Jeffrey, our current lawn maintenance contractor will be adding this to his contract for an extra cost of \$20 per pond per cut. Casey Holscher contacted him to inform him that this service is to be delayed until the after the repair of the ponds has been completed. This matter is closed.
- 4. Contract for Repairing the Ponds:** The Board has decided to select from among the two that we currently have. There are other potential bidders, but their bids must be in by Friday, June 15<sup>th</sup> to merit consideration. The selection will be done on that date. Josh Taylor is looking into a potential bidder.

Bob Taylor motioned to have Friday as the deadline to proceed with this work if we want more bids. Marcos Sola Cruz seconded.

Both ponds need to be done at the same time because of cost considerations. Gates on the Parkway side of the fence may have to be installed so that heavy equipment to be used has easy access to the ponds. This will preclude the need drive heavy equipment on homeowner lawns.

4. **Contract for weed and fertilizer control of common areas** – in process of contracting.
5. **Ownership of Community Ponds:** – Karen Kilianek contacted Edward Speno, the current owner of the ponds, about this issue. He doesn't mind given up the ownership. Is the HOA ready to take on the liability for these ponds? The pond between Regina and Winnipeg does not have any cost associated with. The pond between Ottawa and Calgary has a value of \$136 and there are no taxes associated with its ownership...

Since this is a non-problem, Marcos Sola Cruz proposed to leave ownership of the ponds as current constituted. Mr. Taylor and Mr. Eriksen agreed with this proposal. This issue is closed.

6. **Storm Drains:** City of Melbourne has not worked on cleaning the storm drains. They are being called once a month to check on the progress – we're still on their "to do list". It was recommended that we take pictures when Regina Court gets flooded. One possibility is to have our attorney write to the city in the hopes a quicker response.

## II. **New Business:**

1. **Request for Widening of a Driveway:** Josh Taylor inquired about his request to widen his driveway using pavers. This request was denied. Josh Taylor stated that if he cannot obtain approval for this request, he will proceed to use pavers on the left side of his driveway, in essence expanding the parking space in a different way. He had obtained authorization to do this in October 2005, but never performed the work.

Marcos Sola-Cruz explained that it was difficult to understand why this old request was authorized, since its main purpose was to facilitate the moving in and out of commercial vehicles from his backyard and commercial activity on this scale is not permitted in residential areas by the City or by our covenants.

Approval for the current request was not granted because it goes against deed restrictions. Casey Holscher explained that the Architectural Committee cannot base their approvals on prior approvals that we consider to be inappropriate. If we want to keep the value of our homes, we must enforce the deed restrictions. It has been proven that in communities that have discontinued their homeowners associations, the value of

the homes has decreased. Casey Holscher asked Mr. Taylor to please work with the Committee and not proceed with his stated plans. She also stated that the Committee is starting work on additional options for paint colors, treatment of deteriorating driveways, and other matters of interest to homeowners.

2. **Parking of Boats:** The issue of the parking of boats on driveways was discussed. This led to an outburst by Ollie Olsen when he took issue with the slow progress on the resolution of certain issues (in this case, the matter of the parking of the boats). Several homeowners took issue with Ollie Olsen's tone, which was one of berating homeowners and one to which many of those present took offense. The Board and the Architectural Committee will look into the matter and address this issue directly with homeowners who may have special situations regarding boats.
3. **Community Assessment:** As a result of the community assessment conducted last May, notices to all homeowners who have violations. After a 60 day period, which lapses on June 20, these violations will be revisited and appropriate actions will be taken.
4. **Letter from a Management Company:** Mr. Eriksen presented a letter received from a management company to the Board. That company was offering its services for the management of Homeowners Association Business. This had been reviewed previously and cont considered due to the high cost of such services.

Jim Eriksen motioned to adjourn the meeting at 7:52 PM, Bob Taylor seconded. The meeting was adjourned.