



The Terraces At North Pointe
Homeowners Association

Because we care for our neighborhood

BOARD MEETING
September 18, 2007 – 7:00 a.m.

MINUTES

MEETING PARTICIPANTS:

Board Members

Robert Taylor
Marcos Sola Cruz
Jim Eriksen

Homeowners

Karen Ballard
Donna Eriksen
Casey Holsher

Attachment:

E-mail from Pro Earthworks on the Pond Site Work.

1. CALL TO ORDER:

The President called the meeting to order at 7:00 p.m.

2. NEW BUSINESS:

Property on 3183 Winnipeg:

The HOA attorney has sent a notice to the owners of this property regarding the color and condition of the paint and the lack of a barrier around the air conditioning unit. As of the date of this meeting no response had been received. Therefore, the president will consult with the attorney and follow-up with appropriate legal action as may be required.

Property on 3156 Calgary Street:

A lien will be placed on this property covering the amount owed. The HOA attorney will be contacted and upon his advice, a letter will be issued to the homeowner requesting that

payment be made within 45 days or the Association will proceed with whatever actions may be required up to an including a foreclosure action.

General Meeting and Elections:

- a) **Time, date and place:** The election of the new Board of Directors will take place during the next general meeting. The following are the date and time and place of the meeting: of was established for the next general meeting.

Date: November 4, 2007
Time: 4:00 PM
Place: 3211 Calgary Street (in front of Bob Taylor's Home)

Please bring your own chairs.

- b) **Nominations:** The Secretary will solicit nominations for the candidates for the board of directors. Homeowners who are interested in serving may submit their names as candidates for the positions they may be interested in. All communications on the subject of nominations should be addressed Adriana Seaman, HOA Secretary.

- c) **Communications:** Homeowners will be sent an election package with the following:

- Meeting notice
- Proxy statement (for homeowners unable to attend the meeting)
- Election materials will be distributed in hardcopy (paper) delivered directly to the homes.
- Meeting notices will be placed at both entrances (Regina and Calgary).

Follow-Up on Ponds: The latest communication on the site work for the ponds is attached. It is from Jim Johnson, the owner of Pro Earthworks. As has been stated previously, we must wait until the dry season before this work can begin.

Bylaws: Jim Eriksen suggested the drafting of a set of bylaws for the community. These would clarify many of the issues that are not as definitive as they should be in the covenants. All present at the meeting supported the concept, although it was clear that the approval requirements would require that these be written in a manner that meets with the overwhelming support of the homeowners. Casey Holscher will provide copies of bylaws used in other HOAs similar to our own. This work would have to be continued by the incoming board, since the present board has insufficient time to conclude the effort. However, nothing stops members of the present board from volunteering for this effort.

From: Jim Johnson [jim@proearthworks.com]
Sent: Friday, September 14, 2007 10:31 PM
To: Marcos A. Sola Cruz
Subject: RE: Quote for Sitework
Marc,

Sorry for not getting back to you sooner. Things have been very busy lately. I have looked into some other options for enforcing the pond walls as we discussed. The fabric that would be used to hold back the bank has to be installed in a way that we cannot do with out extensive excavation. It was recommended that the fabric be installed in lifts. We would start at the bottom and dig back 10' to 15', lay down the fabric, fill in dirt about 3' to 5' and then fold over the fabric to cover the top. Then the next lift. Lay down new fabric, then 3' to 5' of dirt and fold over the fabric. So as the layers built the weight of the next layer holds the fabric below. This is repeated until we reach the top. This would be a lot of dirt to move around and I think that we would run into the property of the homes surrounding the ponds, causing fences to be redone and more work than I think needs to be done to accomplish the goal.

The other alternative is to lay the fabric down and lay rock on top of the fabric. We would build the rock starting from the bottom and up to say 5' from the top. This 5' strip would be covered with sod. There again, I know when we were talking this sounded like more than you all were looking to do. Some rough numbers for the fabric and rock would be about \$0.50 to \$0.55 per square foot for materials.

I think looking at what is needed to be accomplished and for the money, the best thing to do is what we discussed originally. Just clean out the center of the pond and rebuild the banks and line with sod as described in the original estimate. If you are interested in the rock solution, I can work on more accurate pricing. The above price was some pricing I had done a few months ago so I thought I would just throw out the ball park prices.

Just let me know what you think and once things dry out we can move forward.

Thanks

Jim Johnson, President
Pro Earthworks Inc.
321.368.0790
www.proearthworks.com

-----Original Message-----

From: Marcos A. Sola Cruz [mailto:msolacruz@cfl.rr.com]
Sent: Thursday, August 23, 2007 1:42 PM
To: 'Jim Johnson'
Subject: Quote for Sitework

Jim:

Can you please update the quotation for the site work at The Terraces? I know that the work must wait until a dryer season, but we need the quotation to insure that we have the work properly budgeted. I realize that some items may be subject to change if you end up having price increases.

Thanks in advance for your help.

Marcos Sola-Cruz

**Bob Taylor – President; Marcos Sola Cruz – Vice President; Jim Eriksen – Treasurer
Adriana Seaman – Secretary**