

Minutes of The Terraces HOA Board Meeting May 17, 2016

Present at the Board Meeting: Jim Eriksen, Marcos Sola-Cruz, Cindy Snook, and Lynn Kimmel

Jim Eriksen called the meeting to order at 6:31 p.m. Lynn Kimmel read the minutes of the last board meeting (Dec. 15, 2015).

Cindy Snook gave a brief report of the funds in our Wells Fargo accounts as follows:
Business Checking Account has a balance of \$11,826.02 and the Money Market Saving Account has a balance of \$2,276.72 for a total of \$14,102.74.
So far Cindy has received HOA Dues from 16 residents.

Marcos Sola-Cruz reported that there are still two homes in the neighborhood whose yards are not being maintained. Discussion followed about how to proceed with trying to get these folks to comply. It was decided that a letter should be sent to the two families whose yards are not being maintained. A lien could be placed on the properties that are not in compliance but the board felt that they did not want to do that at this time as it would require the HOA to spend money on legal fees. So, a letter will be sent to both families reminding them of their responsibility to maintain their property.

The following issues were discussed:

- The lights at the entrance off Croton onto Halifax have not been working recently. Jim Eriksen looked at the timer and replaced a burned out bulb. The timer appears to be malfunctioning and following some discussion, it was decided that Jim should purchase a new timer for the lights. After the board meeting, the lights on the Croton sign were working just fine, so it may be necessary to wait and see if a new timer needs to be purchased.
- Sprinkler system for the common areas has not been functioning and there may be a problem with the pump (located on Croton). Jim Eriksen will get an estimate to find out what will be required to get the system running again.
- Marcos Sola-Cruz brought up the fact that the trees on Croton look really bad and need some attention. It was suggested that we might get a neighborhood work party together to take care of trimming the trees back so they look better. We will concentrate on cleaning up the trees on the Croton side of the development for now and work on the Parkway trees at a later date.
- Dan Weatherby, Marcos Sola-Cruz and Jim Eriksen spent a lot of time going over the Covenants and upgrading them. The Covenants had not been upgraded in a very long time. Marcos will print out enough copies to give to each of the residents in the development. Then, once all the residents have received a copy for review, then the Covenants can be sent on to the State following approval from the residents. Jim will

send Marcos the file so that Marcos can streamline the document by changing the font size and spacing of the document to cut down on the number of pages. Jim asked Lynn to check to make sure who all the parcel owners are in the development as of the last tax year. We will also need to print out a copy of the development layout of all the parcels to be given to the residents along with a copy of the Covenants.

Jim asked if there was any new business. We will try to have the next Board Meeting sometime in September (exact date to be determined). The meeting adjourned at 7:16 p.m.

Respectfully submitted,

Lynn Kimmel
May 18, 2016