

August 12, 2006

Christopher Bean
Frances Coddington
Morgen Cornwell
Julie Driver
Bill Dodson
Tony Varda

Meeting Called to Order: 10:15 a.m.

Minutes were read by Morgen Cornwell and a motion by Christopher Bean and seconded by Bill Dodson. They were unanimously approved.

Old Business:

- **100 Sugar Creek**

The warrant of debt has been served and waiting for the confirmation of receipt.

- **Drainage Issue**

We are waiting on Gene Fisher and Ed Strosnider to come to a conclusion on the drainage issue and to contact the homeowners.

- **Treasurer's Report – Tony Varda**

As of June 30, 2006 the association has \$66,296 (was unable to get this past months report due to Sareen being closed). Bill Dodson made the motion and Christopher Bean seconded the motion to approve the treasurer's report. This was unanimously approved.

- **Financial Statement**

Bill Dodson brought up that he would like Sareen to send us a statement on the 10th of every month. He would like this added to the contract. He would also like these to be posted on the website. Morgen Cornwell made the motion to have Sareen send us a statement and Bill Dodson seconded the motion. This was unanimously approved.

- **Streetlight Project**

Ron Wible drove around with Allegheny to show the locations for the streetlights. Pocono and Hackberry need a streetlight, but it is far from a transformer. The cost will be \$150-200 to dig a trench to the transformer. Julie Driver made the motion to put the money towards the trench digging and Christopher Bean seconded the motion. This was unanimously approved.

New Business:

- **Signs for the “No Dumping” and “No ATV, Dirt Bikes, and Go-Carts on the Common Area”**

Bill Dodson and Ron Wible have found signs on the internet, but they require the credit card to purchase. Tony Varda or Morgen Cornwell offered their credit card use to purchase them and be reimbursed by the association. Bill Dodson has two contractors who would be willing to put these signs up. He will look into what prices they will offer and then update the HOA.

- **Shed on Common Area behind 108 Honeycreek**

The notice was hand-delivered to the homeowner. Bill Dodson made the motion that the association will pay to have the shed torn down by September 14, 2006. The homeowner will have until that time to remove all items from the shed. Christopher Bean seconded the motion. This was unanimously approved.

- **Multi-Families residing in a Single-Family Home**

Bill Dodson is checking with our legal counsel Mark Stivers about creating our own occupancy code in our by-laws. He will get back to the board on what he has found. Gene Fisher will be getting back to us as well. Frederick County at this time is not going to create such a code.

- **Adjournment**

The motion was made by Morgen Cornwell to adjourn the meeting and seconded by Bill Dodson. This was unanimously approved. The meeting was adjourned at 11:15 a.m.