

Meeting Held on December 11, 2004

Members Present: Rebecca Fogle, Jim Holbrook, Tony Varda, Bill Dodson, Barney Stine, Julie Driver, Frances Coddington, Georgiana Hartley

Homeowners present: Ron Wible, Don Browder

Meeting called to order at 1013am

1) The lawyer, Mark Stuyvers, was talked to last night and will look at all the deed of dedication and bylaws and help us come up with rules to be able to place fines. The fence height will be raised to 6 feet and that it will be decided if fences are not to be in the front of the houses. He will also be assisting us with the merge of the several different home owners associations. The cost of the lawyer is \$150/hour. The lawyer stated that after a merge would take place there would be a vice president from each current HOA representing their HOA but all collections would be taken by Serene. Therefore Serene would be responsible to remove the money to pay all current HOA different bills. Also instead of being billed by two HOA association the bill would only be increased by \$60 and Serene would be responsible for separating all money and paying all current bills so no bills would be unpaid. The different mowing contracts could all be merged because we are all using the same mowing company therefore saving money. As well as the different HOA associations could save money by only having to pay one company, Serene, rather than paying two companies or more as we are now. We currently pay \$595/mo. for 605 houses.

2) Candace Mills was called about the tractor trailer parking in the non occupied space in Appleton Downs. Now there is a Coach bus parking there several nights during the week as well as an "earth mover vehicle" and this situation will be resolved by notifying Candace Mills.

3) An idea was brought up that when we go to have our big meeting in the spring to send out the letters and then try/attempt to go to as many doors prior to the meeting to try to prevent the anger and frustrations prior to the meeting. As well as this may be able to help get more proxy signed and be able to accomplish something at the big meeting this year rather than arguing.

4) Lakeview Townhouses is interested in merging. They are going to be paving their parking lots at the cost of \$39,000. We LDHOA is responsible for 65.7 sq feet (our land) and will look into what the cost for us will be and be able to assist in their cost.

5) It was discussed that at this point in time not to merge with Lakeview Townhouses only because their dues are not up to date and they have several external changes that need to be made and at this point in time LDHOA can not take on that kind of responsibility.

6) Appleton Down is having a problem with feral cats and was informed to call Animal Allies to get help to trap and capture the feral cats that are living in the drains behind their homes.

7) It cost \$200 per street light to put up per Allegheny Power. Several ho board members will need to ride through the neighborhood to see where the need for lights would be first. Then it would need to be discussed if those would be ok. The idea of putting up 5 at a time and waiting for 6 months to see if there is a need and use for more lights. It would cost \$20.47/light a month to maintain for the electric cost. The height of

the lights is 14 feet and the design is called "post top." The most ideal place for saving on cost is 6 feet from the transducers. The cost of the cable is very expensive and placing the lights close to the transducers would save on costs.

8) The next meeting is to be held on January 22nd, 2004 at 10am

9) Serene did inform us that there is a surplus this year.

10) Discussions for the next meeting

- 2x/year leaf pick up

- pickup of Christmas trees

- Georgeanna will try to contact companies and get cost for these services

meeting was closed at 1130am