

Hall's Creek North
Sections I and IIA HOA

Board of Director's Organizational Meeting

Meeting Date: Thursday, June 6, 2013.

Meeting Time: 7:00 p.m.

Meeting Location: 1002 Marlot Court

ATTENDANCE

NAME	TITLE	PRESENT
Mike McCarty	Past-President	Y
Frank Alexander	President	Y
Tom Cariker	Vice-President	Y
Michelle McLeod	Secretary	Y
Mary Maloney	Treasurer	Y

1 PURPOSE

- Initial organizational meeting to establish the future mission and vision for the HOA

2 OLD BUSINESS

- HOA debriefing by outgoing President, Mike McCarty.
 - Topics of discussion included new resident introductions, community newsletter, non-profit status tax filing, handicap sidewalk accessibility, neighborhood watch program, HOA bank, email & Facebook accounts, contact information for neighborhood developer, amendments to the bylaws, assessments.
- The new directors thanked Mr. McCarty for his service and he was excused from the remainder of the meeting.

3 NEW BUSINESS

- Directors discussed staggered term limits for the new Officers.
Motion by McLeod/Maloney was unanimously approved.
 - Secretary, Michelle McLeod – 3 years
 - Treasurer, Mary Maloney – 3 years
 - Vice-President, Tom Cariker – 2 years
 - President, Frank Alexander – 1 year
- Directors discussed several options in regards to the collection of HOA dues with plans to prepare 3 versions of a budget from the bare minimum to a more inclusive breakdown.
- The annual budget was discussed at length and suggestions were made to obtain accurate line-item costs. Directors agree the owners deserve an itemized analysis of all expenditures to include current operating expenses and a possible contingency fund for the future.
- HOA Declaration Amendments were discussed. Vice-President Cariker mentioned one in particular and the developer's failure to execute the restriction:
 - Paragraph 3f. – "All mailboxes constructed within the Subdivision shall be constructed and located according to mailbox plans and specifications from time-to-time adopted by the Committee. The intention of these Restrictions is that all mailboxes shall be identical."**Motion by Maloney/McLeod** to amend the declaration to remove this restriction was unanimously approved.
- HOA Declaration violations must be regularly addressed. The restrictive covenants are for the protection of and the abidance by all owners, yet violations occur. The Board agreed to include a "Top 10" list of important reminders on the website and the Community Newsletter in an attempt to prevent future infractions and misunderstandings.

4 Meeting Recessed

- Meeting was recessed at 8:30 p.m.
- To be continued Thursday, June 20, 2013 / 7:00 p.m. / 905 Morganser Dr.

Recorded by: Michelle McLeod, Secretary