

Springtree Homeowners Association, Inc.
Board Meeting
April 18, 2011

President Geri Gaynor called the meeting to order at 7:00 p.m. in the Advantage Property Management office conference room. Present were Geri, Bob Publicover, John Werner Schultz, Bob Steigerwalt, owners David Scott, Jim Marshall, and Marilyn Publicover and Manager Sharon Beal.

The March 21, 2011 minutes were read by Geri and a motion was made by Geri, seconded by Bob Steigerwalt, and carried to approve the minutes as written. Bob Steigerwalt gave the financial report as of March 31, 2011 as follows and then approved the report for filing with a motion made, seconded and carried:

Assets	113,233.95
Liabilities	8,449.11
Reserves	76,255.01
Liabilities,Equity	113,233.95

The arrears list was moved to later in the meeting to give time to owner and P.E. David Scott to present information and a proposal from Rudd Jones, P.E. and Associates on drain repair. After discussion, a motion was made by Geri, seconded by John and carried unanimously to approve doing a contract/document and to obtain three (3) prices to reinforce the three (3) cement outfall drains to the lake. David will work with the Board and engineering firm and was thanked for his help. (The contract is attached to these minutes.)

Owners in arrears were discussed without names mentioned. ***A payment plan for owners in arrears was approved. If an owner is \$500 in arrears, he/she will be sent to the attorney for collection following two (2) letters sent from the Association. If the owner requests it, a payment plan will be allowed as follows: Monthly maintenance must be paid every month on time with \$50 toward the amount in arrears until the owners is current. In addition, the owner must pay all legal fees. If the owner is \$500 in arrears, he/she will have a lien put on the property. Again, the same payment plan will be offered if a plan is requested and the owner must pay all legal fees. Four (4) owners now qualify for the plan.***

A legal report from Sachs Sax Caplan showed five (5) properties in bank foreclosure in addition to the 11 accounts in arrears on the Association list.

Sharon discussed our security alarm contract with a local company who thought they could not offer a better price than our current company, ADT. However, Sharon will

continue to discuss rates and service with ADT. Their representative thought he might be able to negotiate some savings. Geri will be included in discussions.

Owners continue to drive on the grass to avoid speed bumps. The Board approved up to \$175 for 3 4"x4" posts to be put in the ground with sacrete with white plastic sleeves and reflectors or reflective tape to prevent drivers from avoiding speed bumps. Bob S. will assist with placement. The motion to approve the above was made by Geri, seconded by Bob and John, and carried.

Three entry drive trees were removed at low cost and new sod installed by Kickin' Grass. There was also an apology from Kickin' Grass for cutting down flowers at the gate. They said it won't happen again.

The traffic control study for \$2,500+ was tabled due to fiscal constraints at this time. We hope the speed bumps will force drivers to slow down.

Repairing the fence on the north perimeter was discussed and tabled or discarded since it was felt the fence would only be destroyed again by kids entering the neighborhood. The cost would have been \$925 for brush removal and fence repair.

Sharon will call Natalie Estates for a key to the gate between our properties since it was needed in the recent preserve fire.

There being no further business or discussion, the meeting adjourned at 8:45 p.m. With a motion by Geri, second by John and carried.