

## English Meadows Property Owners Association (EMPOA)

Board of Directors Meeting

March 2, 2004 – 6:00pm

- A. Called to order by Veronica Davis at 6:10
- B. Quorum established. Absent: Paul Pirrotta, David Harns  
Visitor Present: Pat Wysong
- C. Visitor's time
1. Pat Wysong presented her thoughts on the trash service through the association. Although she is pleased with the service, she thought participation was mandatory. We assured her that in 2005, the trash service will be separate from the association dues.
  2. Also discussed issues for the board to be aware of:
    - Pond maintenance: She suggested we use some "blue crystals" to maintain a clean pond. They can be found at farm supply stores and are quite inexpensive.
    - Road maintenance: she told the board that (after ten years) Ingham County does not pave roads without assessing property owners the expense. This is not an urgent issue at the present; however, it will need to be addressed in 10 years.
- D. EMPOA Covenants and Insurance Coverage
1. Tracy Lackman was not present. At the association's last meeting she requested a copy of the EMPOA Covenants to review for her own clarification. If she believes there are potential issues, she will make the board aware of them.
- Nancy Case researched the insurance information. Multiple insurance companies will not give us a quote for insurance because the neighborhood is not 75% occupied. Nancy discussed this with Rich Greiner and he said to let him know as soon as we get insurance.
- E. Spending Policy on Social Events
1. We agreed that no spending would occur by the Board of Directors for the association except for those items/services that are incidental to the maintenance of the common areas. Providing welcome baskets to new residents will continue, since a copy of the association's covenants is provided with the basket. Any other large expenses would be presented to the members of EMPOA for a vote. This would not inhibit social activities from occurring if they did not require expenditures by the association. Tammy Pearson will chair a committee for social events planning.
- F. Wish List
1. We discussed the three items that homeowners were most interested in, based on the voting at our last association meeting: trees, playground

equipment, and filters for the ponds. We noted that adding playground equipment would increase the possibility of liability and would increase the cost of insurance.

2. We will research adding new trees to the common areas, such as the type of trees that we can plant in different areas and what the cost associated with that undertaking might be. If the board needs to purchase insurance for general liability on the property, however, adding any item on the wish list will be on hold, as the insurance expense is a priority.
3. The idea of having a Beautification Committee was discussed. The purpose would be to raise money to plant flowers or purchase trees, etc.

G. Budget Report

1. Nancy reported that we will have to add \$10 yearly to the budget for our non-profit status. Rich Greiner paid the 1<sup>st</sup> year for us when he filed the corporation papers.
2. Based on expenses to date and expenses projected, Nancy says that we will break even or possibly fall short financially for this year. If the board is required to provide insurance on the common areas, an additional assessment may be required for each resident. This is based on the number of current residents. If more residents move in (as it appears they will) than we will have more money and will do better.

H. Welcoming Committee Report

1. Patti reported that 7 of 10 baskets have been delivered to new residents and she will be starting on the next round of baskets soon.
2. The neighborhood directories are almost completed.

I. Complaints

1. Some concerns have been expressed regarding the quality of the snow plowing in the street. Pat Wysong said that the employee who plowed our streets is a new employee and the issue was being addressed by Delhi Township.
2. Tracy Robbins is experiencing the “flooding” in her yard that other residents are facing. Rich Greiner will be correcting this problem in the common areas. This problem might correct itself in her yard once the common area is resolved. However, each resident is responsible for their own yard once they have purchased their home and should contact their builder.

J. Our next meeting will be at Patti Amador’s home on Tuesday, April 6<sup>th</sup> at 6pm.

K. The meeting was adjourned at 7:05pm.