

## English Meadows Property Owners Association (EMPOA)

Board of Directors Meeting  
August 19, 2004 – 8:00 p.m.

The meeting was called to order by Veronica Davis at 8:28 p.m. A quorum was established. David D. and Travis Parsons were absent. Minutes for both June and July were approved.

The Exterior Property Improvements Committee discussed the latest information regarding the installation of fences in the subdivision. The following motion was made, seconded, and passed unanimously:

“The Board approves the recommendations made by the Exterior Property Improvements Committee and establishes the following policy on the installation of fences in English Meadows:

*Vinyl fences are permitted and should be no taller than four feet in the front of the house and five feet behind the house. If the fence is a privacy fence, the privacy portion of the fence may be a maximum of four feet high. Wooden split-rail fences are allowed and all fences must be properly maintained in good condition. All fences must adhere to the guidelines set forth in both the English Meadows Property Owners Association Covenants and the Delhi Township ordinances. An application must be made to the EMPOA Board of Directors and approval received prior to installation of any fencing or hedge.*

This information will be communicated to the entire association in the next letter.”

Nancy Case went over the budget. There is \$250 in builder’s dues and \$75 in trash payments still to be collected. Nancy will send out another reminder to those that have not paid. Nancy’s estimate is that we will finish the year with a \$363.81 surplus. She estimates the insurance cost for the remainder of the year to be \$1,200. She also stated that we need to have the common areas deeded to EMPOA and purchase liability insurance for them. Rich Greiner has maintained the deeds and insurance until EMPOA could reach 75% occupancy which is required to purchase insurance.

There was much discussion about the common areas and who should handle seeding, trimming, pruning, removal of dead trees, etc., since that is not covered by our contract with Lake State Lawn Care. It was decided that we should rely on the time and talent of our homeowners rather than increase dues to pay for the work to be done. Clean up days will be scheduled annually in fall and spring to take care of these tasks. We will rely on volunteers to get the work done.

The next meeting was set for Tuesday, September 28 at 6:00 p.m. at Paul Pirotta’s house at 1544 Groombridge. A motion to adjourn was made, seconded and approved at 9:25 p.m.