

To: CPHOA Board
From: Tom Roller
Subj: CPHOA Annual Meeting Minutes
Date: Saturday September 27, 2008
CC: File

The Clarke Pointe Homeowner's Association Annual Meeting took place on Saturday September 27, 2008 at the Ballardsville Fire Department meeting room. All current board members were in attendance. There were 18 properties represented at the meeting.

All property owners were asked to register and sign in at the start of the meeting. All in attendance were in good standing.

The meeting started with opening comments from President Milt Galanos. Milt welcomed everyone to the meeting and previewed the morning's agenda. Afterwards, he advised the homeowners in attendance that several of the present board members would be stepping down and would need to be replaced. Several of the existing members have served for several years. It was generally agreed that turnover on the board is healthy and new ideas were needed and welcome.

At this point, Jeff Jennings, Treasurer presented a summary of the CPHOA financial statement. The statement is attached to this newsletter. Jeff reviewed the Profit and Loss statement as well as a five-year budget overview. To summarize:

- There are still a small number of properties that are delinquent in their annual dues. Each of these property owners have been notified and late fees applied to the statement.
- CPHOA annual dues were raised in 2008. The annual budget for Clarke Pointe has been steadily increasing each year. We anticipate this trend to continue. The costs for utilities (water, electricity, etc...) continue to rise each year. In addition, maintenance costs and fuel have also grown substantially. Within the near future, there are several expenditures that will be required. CPHOA has received several inquiries regarding the upkeep of the street signs within the subdivision. Many of the signs are in need of repair – some may need to be completely replaced. The fence that runs along the border of Hwy. 53 is aging and may also need to be replaced or repaired in the foreseeable future.
- It is anticipated that the recent dues increase should be sufficient to cover expenses for the foreseeable future.

At this point, the meeting was opened for general discussion and questions. This is a summary of the discussion:

- It was suggested that perhaps residents whose properties border some of the common areas may help to mow and maintain those areas in order to save on maintenance and mowing expenses. Also that they may be reimbursed.

- General discussion about the playground area included questions about the type of mulch that is used as well as the frequency of re-mulching the area. It was suggested that we use rubber mulch in order to save the cost of periodic re-mulching. This is a point that has been brought up in prior years as well, but has been voted down due to the fact that the playground area is in a flood plain. There will be some maintenance and repair work that will need to be completed on some of the playground equipment in the near future. This is a safety issue.
- The front our-board fence that runs along the border of the subdivision on Rte. 53 will need to be replaced within the next few years. There was some discussion regarding this project. Repair may be an option if compatible replacement parts can be purchased.
- There is a project plan on file with the county to widen Rte. 53. the plan includes three possible options which have varying degrees of impact on our subdivision. It is asked that the board find out when the county is planning on meeting and publishing that information in the newsletter so that residents can attend if they wish.
- It was suggested that there be incentives in place for residents who maintain their properties.
- A Clarke Pointe resident asked that there be a “Volunteer Forum” included on the CPHOA web page. Another asked that a neighborhood phone directory be posted. Another requested a “Social Events” calendar. Another resident requested that the monthly board meeting minutes be posted on the site.
- There is a tree down in the cemetery (from the storm). It needs to be removed.

At this point, the 2008 / 2009 CPHOA Board was nominated. They are:

- Paul Turner
- Theresa Falke
- David Jones
- Bob Nevins

All board members were approved by a unanimous vote. This ended the meeting

Submitted By:

Tom Roller – Secretary

Approved By:
