

TIPPING ROCK HOMEOWNER'S ASSOCIATION

Meeting Minutes
Wednesday, April 23, 2008

Opening:

The regular meeting of the Tipping Rock Homeowner's Association Board was called to order at 7:35 PM on April 23, 2008 in the Sjoberg home by Wendy Valente.

Present:

Wendy Valente, President; Kyle Sjoberg, Vice President; Diane Surabian, Treasurer; Deb Salinger, Recording Secretary; Rob Dicolo, Member-at-Large and Landscaping

A. Old Business

1. Dues – All dues received.
2. By-Laws – Kyle reviewed Documents and made electronic notes. Kyle will e-mail his version to Board for review. There was some discussion about our risks. Although certain items are out of date and out of sync with current Board operations, the Board has been operating this way since the “Bank” was no longer a part of the Board. Furthermore, there is language built in that allows for some flexibility in meeting dates, etc. *Board to review Kyle's notes.*
3. Annual Meeting of Homeowner's Association – scheduled for June 7, rain date June 8, 2008. Meeting will begin at 5:00 followed by dinner with music from 7-10PM in Tipping Rock cul-de-sac or Foster Way. *Wendy will check with residents in each cul de sac before final determination is made. Wendy will also seek volunteers to help with organization. She will print and distribute pre-flyer to hold date.* Everyone will be asked to bring sides/desserts and Association will pay for burgers/dogs. We will ask if any teens/college kids would do cooking. Cost about \$200 for food, additional \$200-300 possible for music. *Kyle has placed a call regarding music. BYOB. Action: per by-laws, notices will need to be sent out 10-20 days before hand. Board will need to have agenda and budget prepared as an attachment to notice.*
4. Landscaping – Warner continuing. Pricing good. Have not yet received spring clean up bill. *Rob will pursue additional seasonal planting and ask about pruning.*
- 51 Lighting – all good, nothing needed.

6. Budget -- By Laws require budget approval by Quorum of Association at Annual Meeting. Dues are calculated by dividing budget by number of homeowners. We are on course to be on budget for this year and recommend no changes to it. No need to increase reserves. *Diane to put together summary of budget to actual by category beginning with Balance, reduced by expenses, reimbursed by dues received for distribution 3 weeks in advance of annual meeting.*

B. New Business

1. What is our risk if land abutting TRHA is sold and begins to be developed? *Deb will look into use of cul de sac easements.*

Adjournment:

Meeting was adjourned at 8:49 by W. Valente.

Minutes submitted by: D. Salinger

Approved by: **[Type name here]**