

**English Ridge HOA Board Meeting
April 13th, 2006**

- Call to Order** The meeting was called to order at 7:08 pm at Collins Elementary Staff Lounge.
- Attendance** Erika Clayton, Jon Clayton, Bill Dorner, Rachael Duke, Melissa Harriman, Jesse Noll, Tom Pardon, Todd Preston, James Tungsvik
- Minutes** **Erika moved to approve the minutes from the previous meeting. Todd seconded. Vote was unanimous.**
- Old Business**
- Adopt a Road** – Saturday, March 25th 6 members of the neighborhood spent 1½ hours picking up trash along Woodland from 128th to 136th. They also did maintenance on the pedestrian entrance to the gated area. Replanting the flower bed at the entrance was postponed until the weather improves enough to have a better selection of flowers. Board members will take care of this.
- Welding Mailboxes** – As long as the welding will break away on impact (as with a vehicle striking it) the post office is fine with us welding the bolts on the mailboxes for security. This issue will be tabled until the June meeting.
- Towing Signs** – Todd moved to accept the letter to the gated area concerning towing with amendments. Erika seconded the motion and it passed unanimously. Rachael will mail list. Bill will order a sign and notices to be used for towing in the gated area after wording is approved prior to May’s meeting via email.
- Newsletter** – Two ads are expected to be in the next newsletter which is scheduled to go out on May 20th.
- Website** – Having a website and all the tools it provides has been a great asset to the HOA and has undoubtedly saved us much in mailing costs and facilitated better communication within the neighborhood. Board members will continue to keep checking their areas for updates and sending those to Erika. As Erika will not be serving on the board next term and the many hours of work on the website has been donated as part of her board service up until this point the board has asked Erika what maintenance costs will be. Erika will bring a proposal for monthly maintenance to the next board meeting.
- Maple Leaf** – Our offer to Maple Leaf was not accepted.
- Rental Policy** – The board will discuss via email.
- New Business**
- Park Maintenance** – It has come to the board’s attention that the basketball hoop swivels and is broken, the gazebos need painting, there is a broken bench, the big toy has a missing piece of wood and we need to check on the depth of the wood chips in the play areas. Rachael will check these areas and take pictures for the board to review. She will also find bids on repair costs and contact board via email or at the next meeting.
- Set Annual Meeting Date** – As last years annual bbq and meeting was poorly attended and costs the association a great deal in time and money, we have moved the meeting to Collins Elementary Multi-purpose room on Thursday, June 8th, 2006 from 6-8pm.
- Annual Budget** – The board will review and set the budget at the May 11th board meeting.
- ACC Questions** – Tom had questions about the procedures for ACC requests. The requests are sent from Around the Clock, Inc. to the ACC members and then from them to the board for approval. It has come to Tom’s attention that many homeowners have not sought the ACC or Board’s approval for changes to their homes or yards.
- Landscaping Changes** –Bill spoke to developer of nearby area who said we would be welcome to go remove native plants before construction begins if we want them to replace lawn area. This discussion tabled to September’s meeting.
- Bankruptcy** – Div 1 Lot 91 is in bankruptcy. Association attorney has sent the bankruptcy attorney a letter in regard to his client stating that the HOA will not pursue any action against this lot until it is discharged, however, upon discharge the HOA does have the right under law to foreclose on the lien to collect the debt owing.
- Adjournment** Meeting was adjourned at 8:46 pm
- Next Meeting** **The next meeting will be May 11, 2006 at Collins Elementary Staff Lounge.**