

SHANNON VALLEY HOMES ASSOCIATION
BOARD MINUTES
February 12, 2004

A special meeting of the Shannon Valley Homes Association (SVHA) Board of Directors meeting was held on Thursday, February 12, 2004 at 6:45 pm in the Reece-Nichols Real Estate office in the Shannon Valley Shopping Center. Attending were: Sue Wildgen, Rich Triola, Vern Koeppen, Paul Wildgen, Rick Bethay, Tim Elliott, and David Eslinger.

The minutes of the February 5, 2004 meeting were approved by the Board with changes.

Rick Bethay reported that we have collected \$61,970 from annual dues. (307 homes paid out of 561 total) He is depositing all new monies in the Bank of America account and paying bills out of the Enterprise Bank. All bills are paid up thru February 8, 2004. We still have two remaining homes that have not paid their 2003 dues.

The new directory will be sent to print after we have received all homeowners info (February 15, 2004 deadline). The information in the front of the last year's directory will be the same as last year as well as the restrictions and by-laws.

According to the by-laws, the Board of Directors of the SVHA will include 5 members, two of which will be the President & Vice President and three other members. Then other officers will be appointed by the Board (Secretary/Treasurer). Other committee chairs will also be appointed by the Board.

The three present members will stay on as Board members as voted on at the annual meeting (Rich Triola, Vern Koeppen, and Rick Bethay). The present members elected Sue Wildgen and Dave Eslinger to fill the empty positions created by the resignation of Dean Torkkola and Kathy McNamara.

The Board then elected the following officers: Sue Wildgen, President; Vern Koeppen, Vice President; and Rick Bethay, Secretary/Treasurer.

The following committee members were appointed: Vern Koeppen, Grounds Maintenance; Rich Triola, Public Safety & Governmental Affairs; Tim Elliott, Long Term Planning; and Paul Wildgen, Communications.

Vern Koeppen, Grounds Maintenance, reported that Green Lawn knows everything about the SVHA contract as he has done this for the several years. The Board voted to approve the acceptance of Green Lawn maintenance contract for 2004, pending the review of the contract by Tim Elliott and signature of Sue Wildgen, President. The signed copy will be returned to Vern after it has been signed. Vern will send out letters to those that did not receive the contract.

Paul Wildgen will get sample documents for Tim Elliott on putting liens on property of homeowners that have not paid their 2003 dues. We need a procedure for when a homeowner is delinquent on dues. Rick will email Sue & Tim the letters we have sent in the past to delinquent homeowners. Tim will set a procedure for the Board to adopt and follow in the future. Everyone will be treated the same and should be given fair notice of what the next procedure is.

We will need to send nice letters after February 15, 2004 of those homeowners that have not paid their 2004 dues. We will include the \$50 late charge.

Dave Eslinger reported that the vicina site is pretty much out of business. He suggested that we go with Interland. The charge will be \$12.95 per month (\$310.80) if registered under Dave's name or \$14.95 per month (\$340.80) if registered under SVHA name. It was voted that we will use the SVHA name for continuity.

Kathy Ulm would like for the newsletter articles to be emailed to her by February 29, 2004 so that she can have a proof ready for the next Board meeting.

The next Board meeting will be on Thursday, March 4, 2004 at the Reece and Nichols office in the Shannon Valley Shopping Center at 6:30 p.m.

The meeting was adjourned at 9:00 p.m.

ACTION ITEMS

- Vern - Contact Craig of Green Lawn to let him know that he will continue for 2004
Contact others & let them know that they didn't receive contract
- Rick - Email Tim & Sue of the procedure that we have followed in 2003 for delinquent Dues; also email a copy of the last letter that we have sent to the two homeowners That still haven't paid.
- Paul - Get copies of forms to Tim regarding filing liens against properties
- Dave - Set up the SVHA web site
- Tim - Procedure on dealing with delinquent dues
- Kathy - Resubmit minutes of the February meeting with corrections to Board
Submit special February meeting minutes to Board
Email Sue all minutes from 2003 meetings
Layout for the March newsletter

- Rick & Kathy - Letters to delinquent homeowners
Info for directory