

Brandon Ridge Homeowners Association

November Board Meeting

November 19, 2008

Meeting Minutes

Attendance:

1. Board Members: Tamara Gaspar
Darci Gervaise
2. Management: Stacey Gillespie

12:20pm Meeting called to order by Tamara Gaspar

12:21pm Discussed payment options for HOA dues. Given current economic situation, decided it would be beneficial to the community to allow two payments versus having entire amount due at the first of the year. Payment plan will be two payments of \$107.50 due by 1/31/09 and 4/30/09.

12:27pm Discussed sign for the front of the community to communicate upcoming events and important information. Stacey will look into options and pricing and submit findings to the board.

12:30pm Discussed status of financials including: past due accounts, current operating balance, current reserve balance, and monies paid to date for attorney's fees, management and postage.

12:35pm Tamara motioned to approve new fine schedule; seconded by Darci

12:36pm Tamara motioned to approve the new violations process; seconded by Darci

12:37pm Discussed durations for fines and when we would begin enforcing landscaping requirements. Need to establish durations by next meeting. We will enforce landscaping after water restrictions are lifted.

12:40pm Discussed terms for each board position. Decided to keep this the same as it was for prior board; president- 3 years, secretary- 2 years, treasurer- 1 year.

12:42pm Tamara motioned to approve the annual meeting minutes; seconded by Darci

12:43pm Discussed the possibility of payment plans for homeowners that request one. Conditions that would qualify for payment plan include loss of job, documented illness, documented pay cut, etc...

12:55pm Discussed a recent meeting with City of Concord about the drainage situation. The City has agreed to clean our outflows with proper consent signed by any homeowners whose lots have outflows. They believe this will help relieve much of the flooding we are experiencing and prevent further flooding until Craft corrects the pipes.

1:15pm Meeting adjourned by Tamara Gaspar