

SOUTH PEARL COMMONS HOA 2011 ANNUAL MEETING MINUTES

Annual meeting was held at Washington Park Chapel, 1001 South Pearl Street (SW corner of Pearl/Tennessee), at 6:00 pm on Monday, March 14, 2011. Robin DiGrazia, Co-president and Scott Perry-Secretary, Sue Dugan, Co-president were present. From Granite, Mark Yoder was present.

Additional homeowners were present: Chris Collins, Janet Spradley.

9 of 23 members represented – Robin DiGrazia, Scott Perry, Sue Dugan, Chris Collins, Janet Spradley and 4 additional proxies from Sharon/Tim Campbell, Tracy Gamage/Lang, Steve Mayfield, and Arlene Satterwhite to make up a 20% quorum.

Annual Meeting:

1. Called meeting to order at 6:10pm.
2. Reviewed Proof of Meeting Notice and proxies counted.
3. Approved April 20, 2010 Annual Meeting Minutes.
4. 2011 Budget Approved and Ratification
 - a. Dues - No one wanted to raise the dues. Scott Perry, Sue Dugan, Robin DiGrazia, and Deb Logan prepared the 2011 budget in the fall of 2010.
 - b. Terminix contract - had used quarterly and now changing to American Pest Control with a 90-day guarantee on the spray and will spray as needed.
 - c. Reserve Account – funding \$6k and any excess will go into that account.
 - d. Cleaning Contract – paying \$6k – hired new company (Sunshine) and saving \$3,600 a year.
 - e. Trash contract – paying \$250 monthly –resigned with Allied/Republic for \$102 monthly plus an additional charge for large item pick up.
 - f. Landscaping contract – none will be hired till after the rock work is completed
 - g. Sewer/Water – possibly a 13% increase
 - h. Excel – possibly up 6%
 - i. Snow plow – may have paid too much due to contract not properly negotiated
5. Election of Directors – Scott Perry (President), Sue Dugan (Treasurer), and Robin DiGrazia (Secretary) were re-elected and they decided on their positions.
6. Audit Annually – declarations say audit should be done annually and the cost could be \$6-7k. We may do another audit when we change management companies based on 2011 budget.
7. Ratified Senate Bill Resolutions – Sue will email copies to Board members for their files.
8. Rules and Regulations - discussed additions and amendments (i.e., noise nuisance from 10pm to 8am).
9. Landscaping in back of building (west) – April timeframe. Obtained proposals to take out sod and replaced with rock. Maintenance expense for mowing is \$25 a week. Granite has 2 bids, Sue Dugan has 2 bids. Discussed changing irrigation sprinkler heads and replace with drip heads; drips to each tree; choose zero-scape plants. Busy Bee Landscaping with bid of \$1,125 was selected. Robin to get photographs of plants (6 native grass plants or small shrubs that require low water).
10. Concrete project – work was completed in 2010.
11. Insurance Claim – roof repair came in under insurance claim budget at \$4,500.
12. Reserve Study per resolutions – may cost \$1,000-1,500 which requires a specialty company to do those reports Future carpet replacement – approximately \$6,000-8,000 with Roberts Flooring.
Hot water tank –not enough hot water –need another tank
13. Registered HOA with D.O.R.A. per State requirements.
14. Vendors – Work that exceeds \$600 in one year now needs to have 1099'S provided to them.
15. Management Company – Sue Dugan expressed issues with Granite Realty and not being satisfied with overall service.

MOTIONS PASSED UNANIMOUSLY:

Scott Perry made a motion to ratify Senate Bill Resolutions and budget and Robin DiGrazia seconded the motion.

Scott Perry made a motion to approve landscape bid and Sue seconded the motion.

Meeting was adjourned at 8:30 pm.