

Verona Hills Homes Association  
Minutes September 28, 2010...Sue Fahey (host)

Attendance: Joe Davidson, Larry Engel, Sue Fahey, Phil Paschang, Susan Richart, Nancy Rusch, Richard Scarritt, Bill Venable, Shirley Weglarz

1. MIGLIAZZO PARK...Peter Gross

Eighteen of the twenty scheduled mowing cycles have been completed. The last two will be Oct. 18 and Nov. 1. We currently pay for eight extra mowing cycles at \$428 per mowing. There is currently an outstanding invoice for \$3424 for last year, which Phil asked Peter to resend. We will also be billed a similar amount next month for the current year.

Peter suggested that we might want to consider aeration (\$800) and/or seeding (\$1200). These should be done now if we are going to do them this year.

He suggested calling 311 if we see a need for tree trimming. Clearing out bushes and brush around the lake might make a good scout project.

Bill Venable asked about the possibility of building a shelter in the park. Peter suggested, because of potential vandalism, to instead consider a concrete pad with a removable tent for special events. Either way he can get us cost estimates for future consideration if we come up with a tentative plan.

Trash is currently checked on a daily cycle. He also provided information on more permanent trash containers which would cost \$700 each.

2. FINANCIAL REPORT... Larry Engel

Larry Engel and Larry Otto had met with Clarence Foxworthy to discuss how unpaid dues are currently reflected in our financial statements. Since we were uncomfortable with the fact that these items are currently flowing through to current/retained earnings Clarence suggested setting up a reserve item. The board agreed that we should ask Clarence to set up a reserve for all current liens plus amounts for households more than one year past due (approximately \$14000). Clarence has agreed that this approach would be reasonable. In the month that the reserve is set up our earnings will be reduced by that amount, and in the future be affected positively or negatively as the reserve is decreased or increased as needed.

3. CAPITAL IMPROVEMENTS

Lighting on monuments...Phil Paschang reported that the solar panel that the board approved last month was installed at 121<sup>st</sup> and State Line. Unfortunately it ended up in a different spot that Phil had requested and the home owner was not happy that it was so visible. Phil's first suggestion was to move it to Minor and State Line. However the contractors estimate for doing that was up to \$2500. As an alternative the board approved a plan to plant two or three more junipers to simply hide the panel better. Joe and Bill abstained.

Sidewalks... Phil said we are just waiting on Magness for proof of insurance and a performance bond.

Mailboxes... Joe Davidson reported that the planned repainting is completed. Twelve boxes were done for the price of eleven, plus three new boxes have been installed and we are just waiting on USPS to assign them. There are about 20 more boxes that will need to be painted in the future.

4. SECURITY... Joe Davidson

Joe presented a report from our police officers on current activity.

5. ANNUAL MEETING... Nancy Rusch

The annual meeting is scheduled for Thursday Nov.4 at Blue Hills. Possible agenda items will include a police security report, and possibly a report from the Kessler Society about replacing trees that have died along our streets. Joe suggested having some before-and-after pictures of the mailbox and sidewalk projects. Shirley is going to check with the mayoral candidates to see if any or all of them would be willing to come for brief presentation and informal discussion time.

Note to Larry O. Nancy will need to have a financial report for the meeting.

6. GARAGE SALE... Bill Venable

Fifty houses paid to register and the turnout was very good. An Ozanam truck was made available to pick up leftover items. We will need new volunteers next year to organize the sale.

7. COMPLAINT/COMPLIANCE... Susan Richart

Only one or two complaints currently active. We need to get Susan's name added to the website as the Compliance Officer. All complaints received should be forwarded to Susan so that we have coordination and consistency.

8. NEXT MEETING... October 12

9. ADJOURNMENT