

Verona Hills Homes Association

Minutes October 12, 2010...Phil Paschang (Host)

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

1. The minutes from September 28 were amended to show that 53 permits were sold and we cleared \$265. They were approved as amended.
2. ANNUAL MEETING NOV. 4...Nancy Rusch and Shirley Weglarz

So far four mayoral candidates have confirmed: Deb Hermann, Jim Rowland, Mike Burke and Mayor Funkhouser. We have purchased a TV and plan to also get a digital camera as door prizes.

The three new members as recommended by the nominating committee will be up for election: Larry Engel, Richard Scarritt and Shirley Weglarz
Additional nominations from the floor will be invited.

3. 2010-2011 BOARD OF DIRECTORS...Phil Paschang

Assuming the results of the election, the board for the coming year will be as follows:

Phil Paschang President 2011#
Joe Davidson Vice President 2012#
Larry Engel Secretary/Treasurer 2013#
Nancy Rusch Director Events 2011#
Sue Fahey Director Common Areas 2011#
Larry Otto Director Snow Removal 2012#
Susan Richart Director Compliance 2012#
Richard Scarritt Director Security 2013#
Shirley Weglarz Director Communications 2013#
#(term on board expires)

Committees

Nominations: Phil Paschang (chair), Joe Davidson, Nancy Rusch, Cindy Sullivan*, Tina Cotton*

Budget: Phil Paschang (chair), Larry Engel, Joe Davidson

Grounds/Snow: Sue Fahey (chair), Ed McCarty*, Phil Paschang, Larry Otto, Larry Engel

Communications/Website: Shirley Weglarz (chair), Joe Davidson, Nancy Rusch

Events/Garage Sale: Nancy Rusch (chair), Shirley Weglarz, Tina Cotton*

Covenants: Richard Scarritt (chair), Susan Richart

*non-director member

4. NEWSLETTER...Nancy Rusch

A newsletter will be going out shortly to announce the meeting. In addition we will

again publish a list of the properties (no names) that have liens for unpaid dues. A motion was made and seconded to offer amnesty on interest charges on all overdue dues if paid by December 31, 2010. The board approved this motion, and it will be included in the newsletter.

5. FINANCIALS...Larry Engel

We reviewed the monthly financial statement for September. Larry pointed out the new reserve for bad debt, which represents all dues more than one year past due. We will review with Clarence Foxworthy the possibility of further modifying this reserve after Dec. 31 to reflect additional unpaid dues from 2010. He is also considering a way to create a reserve for all unpaid dues which would be adjusted monthly. This would essentially achieve our goal of getting assessments on a cash basis.

6. CAPITAL IMPROVEMENTS...Phil Paschang

Work on the sidewalk project will likely start on Oct. 13. The board approved a payment of \$5000 to get the project started. We felt comfortable doing this since the performance bond has been presented.

After we planted a bush to hide the solar panel from their view, the homeowner is now contented. We plan to plant one more bush to hide the panel from State Line.

7. NEW BUSINESS

Susan Richart reported that she has a Boy Scout who wants to clean up around the lake in the park. She will contact Peter Gross.

Richard Scarritt made a motion that the Verona Hills governing documents (Declaration of Restrictions, Homes Association Declaration, and Homes Association By-Laws) be added to our permanent records (HA-KC), added to our website, and furnished to all new board members. The motion was seconded and approved by the board.

Phil Paschang made a motion to establish liens on all properties that owe more than \$300 in past dues, subject to a review with HA-KC to see what we are charged for such actions. The motion was seconded and approved by the board. We later agreed to delay the action until after the interest amnesty period ends at the end of the year. In the meantime, Larry E. will check with HA-KC to see what we are charged to establish a lien.

8. NEXT MEETING...November 16

9. ADJOURNMENT