

Verona Hills Homes Association

Minutes November 16, 2010...Larry Otto (Host)

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

- The Minutes from the October 12 meeting were approved.
- FINANCIALS...Larry Engel

The October financials were presented to the board. Phil raised questions about whether the mail box expenses and monument lighting expenses are reflected in the correct lines of the income statement. It appears that the original \$2200 payment to The Energy Store was made in August and reflected in Capital Improvements-Unallocated. Joe will check on the proper amounts to be shown for Mail Box Repair and New Mail Boxes and let Larry Engel know. Larry will then communicate this information to Clarence Foxworthy at HAKC, requesting that the payments be reflected on the appropriate lines.

Richard Scarritt will pursue whether the Davis house at 11719 Washington has gone into foreclosure.

The cost of preparing and mailing one newsletter is about \$900. In the future we will pursue if some household would prefer to receive the newsletter via email, or possibly accessing it on our website.

- WEBSITE...Joe Davidson

We currently have our own site and HAKC has a page devoted to Verona Hills on their site. For now we decided to continue both sites, but we will not duplicate the information that HAKC shows, e.g., minutes and newsletters. Joe will investigate putting a direct link on our website to the Verona Hills page of the HAKC site for such items. We will review the two sites further at the next meeting.

- ANNUAL MEETING...Nancy Rusch

We had between 125 and 130 attendees. The feedback on the meeting has been very positive. People particularly liked hearing from the mayoral candidates, and, of course, the prizes. Because of the large crowd we were \$311 over budget for food.

- LIENS

We intend to file liens on households that owe \$300 or more after the end of the calendar year. We will send a warning letter to those households in early January.

Richard Scarritt will draft that letter. We will then file liens on February 1 for those that have not paid.

- DISTRESSED HOME POLICY

The board feels that we should be proactive regarding abandoned/distressed homes, doing what is appropriate the see that:

- Homes do not sit empty for extended periods of time, and
- Yards and exteriors are maintained.

Richard Scarritt will send letters to the lenders and homeowner at 11634 Glen Arbor indicating our concern and requesting that they keep us in the loop regarding their plans for the home. The Post Office has a forwarding address for the owner. Richard indicated that foreclosure should not take long (45 days in MO) once the lender makes the decision. Short sales may also be an option if the lender agrees.

- COMMITTEES...Phil

Phil just encouraged us to make use of our committee members to get more people involved in the association activities and hopefully find future board members .

- NEXT MEETING...January 18