

## Verona Hills Homes Association Minutes for April 20, 2011 Board Meeting...Sue Fahey (Host)

Attendance: Joe Davidson, Sue Fahey, Larry Otto, Phil Paschang, Susan Richart, Richard Scarritt, and Larry Engel (Also attending Ed McHardie)

1. The Board **unanimously confirmed the unanimous email votes** taken subsequent to the Mar. 22 meeting, first to approve the minutes from the meeting, and, second, to authorize the engagement of attorney Rod Hoffman of Slagle & Bernard to proceed with the sending of demand letters to the most delinquent homeowners as the first step in efforts to enforce and collect delinquent homes association assessments.
2. Larry Engel presented the March **financial reports**. Shirley reported that we had been double charged the \$345.65 printing charge for the newsletters. HAKC has since confirmed and indicated that they would adjust our account. With the additional \$1450 of dues payments received it appears that we will be close to covering our April expenses. Clarence Foxworthy indicated that they would be able to carry us until dues start rolling in after June 1,. Unless expenses are excessive we will not have to break our CD, which doesn't mature until December. We do have two outstanding maintenance bills. We instructed Sue to turn the earliest one in towards the end of April, and defer the other one until May. We also discussed the need to notify the treasurer whenever a bill for a preapproved expense (such as maintenance, security, etc.) is sent to HAKC. Reimbursement requests by board members for approved activities must be approved by either the treasurer or president before HAKC will pay them.
3. We discussed a first draft of a **Budget for 2011/12**. We zeroed in on the basic requirements for maintenance, security, snow removal and legal fees. We tentatively decided to eliminate the Movies in the Park from the budget since they were poorly attended by homeowners. We also decided to establish a line for Replenishment of our Cash Reserves and a line for Contingency Fund in the hopes that we can make up for the overages that occurred this last year and avoid them next year.
4. Richard Scarritt reported that eleven demand letters were mailed April 20, 2011, giving those with significant **delinquent dues** 30 days to pay before we proceed to file lawsuits. The board also approved by unanimous vote the motion to proceed with filing the suits on those accounts to have not made substantial payments within the 30 days. We had previously contracted with attorney Rod Hoffman to send the letters and proceed as directed by the board. One of the delinquent homeowners indicated to Phil that he had performed some maintenance work on a monument years ago and had never been paid. Phil requested that he submit documentation.
5. **Next Meeting:** May 31