

Verona Hills Homes Association

Minutes for September 20, 2011 Board Meeting...Sue Fahey (Host)

Attendance: Sue Fahey, Joe Davidson, Phil Paschang, Susan Richart, Nancy Rusch, Richard Scarritt, Shirley Weglarz, and Larry Engel. Ed McHardie was also present

- The **minutes** from the August 23 board meeting were approved.
- Larry Engel presented the **August financial statements**.
- Richard Scarritt gave an update on the pending **lawsuits** for delinquent assessments. Judgments were reached on August 31 on Kyule, Humo, Byrnes and Crompton (copies attached to hard file). Davis, Kaplan, Blakely, Perry-Williams and Sullivan were continued to October 5, 2011. Tarwater paid the outstanding balance prior to the hearing. Byrnes has agreed to pay outstanding assessments plus legal fees at \$150 per month. \$300 has been received so far. We agreed not to enforce the judgment as long as payments are made. The judgments include provision for 9% interest until the total amount of judgment is paid.
Phil Paschang reported that Perry-Williams also wants to set up a payment schedule of \$100 per month. He will propose an agreement with her that includes proceeding to judgment, and is similar to the arrangement that we have with Byrnes. Phil will also propose the payment schedule arrangement to Davis and Kaplan. We are currently in negotiation for settlement with Sullivan. Larry Engel will draft a proposed Procedure for Delinquent Assessments to be discussed at the next meeting.
Our attorney has sent another demand letter to those suits where we have reached a judgment. The board also approved going forward with the recording of the judgments as received, and pursuing a credit investigation on those individuals to determine what, if any, assets might be available if/when we decide to proceed with enforcement. We understand that this investigation will cost in the neighborhood of \$35. Richard pointed out that any legal or collection expenses incurred after the judgments are not included in the judgment amount.
- Shirley Weglarz reported on the **garage sale** and turned in \$225 in fees from the participants. A list of participants is attached to the hard copy of the minutes. She will prepare a summary of procedures after the sale. Ozanam will pick up excess items at the end of the sale.
- Nancy Rusch gave an update on plans for the **Annual Meeting**. We will have a similar menu as last year at Blue Hills. The mayor cannot attend but Roosevelt Lyons (community affairs assistant) will come. Our city council representatives have also been invited. Taylor has accepted and Joe will follow up with Sharp.
- Phil reported concerns that he received from Jim McDowell about abandoned houses. After some discussion the board felt that we have done about all that we can. Phil will talk to Jim about the possibility of

Jim setting up a committee of concerned residents if he wants to pursue it further.

- Our **next meeting** was scheduled for October 18. We will discuss a proposed slate of board candidates, as well as officer positions for the coming year. Joe Davidson reported that he has received interest from the following individuals to be active on a committee: Doug Weishar, Cathy Stoetzer, Doris Holderness and Tina Cotton.