

MINUTES: Annual HOA meeting – Thursday September 15th at 7:00 pm at the pool.

Attending:

DD Zimmerman – President

Kelly Pollard – Treasurer

Lisa Bone-Secretary

David Oxford - Pool

Keel Batchelor - Facilities

Terri Stenner - Recreation

Theo Buckman – Social/Welcome/ Babble

Eric Allen – Website Director

Dana Keever-VP

Plus 13 Residents

Approve previous meeting minutes – Lisa to file. Approved Kelly P., Lisa B.

Introduction:

Guest Speaker – Tammy Gillespie from Clay County Senior Services. Spoke for 15 minutes about services available. Handed out brochures and File of Life to all.

David –Report given by Jeannine Oxford

Gave an overview on what has been done this season at the pool. Including the pool house and bathrooms with all new equipment and toilets and overhaul due to rotting boards and eminent collapse of the 2 structures. The replacement of all the roofing due to Insurance coverage because of the storm. Pool Leaks will be Sonar inspected this next week and marked for repair, the liner needs to be repaired (under a 10 year warranty) and springboard replacement or welding to be done. Asked for member input about adding a slide. No real comment but the Board will investigate cost and liability issues if any.

Terri-

Gave an overview on rec facility. Replacement of volleyball net and court locks. Informed residents of the importance of not lending their key to anyone else. We are shopping for a new pop machine for the spring. Approx cost 800- 1000K.

Theo-

15 new residents this year and showed us the basket that she have been welcoming them with. The trolley ride has been dropped, but we are doing something bigger with the pumpkin patch(October 22) Costs for everything have been rising, so we had to cut out an event. We can always use more volunteers for the social committee.

Eric –

Reported the improved website and the valuable information that is on it, including links to important services in Gladstone and more. Gave an overview on the directory project and let residents know that we will be collecting resident information again next summer for the next directory, as well as selling more advertising.

Keel –

Lot was purchased on Wild Plum as an investment and to protect our interests. Extra tree limb removal costs for 2 storms cost 1000K and we have 2 new posted signs.(No parking overnight and No Glass in Pool area) Goal is to redo the front entry/pool sign and re-painting the parking lot lines, but we are waiting until we have the funds to do so. Grant money is available up to 3000K. In 2011 shut down 2 daycares operating outside our Bylaws and restrictions, purchased table and chairs for the Pool deck, clock and operated another successful dumpster day.

Dana –

Gave an overview on what was decided with the single trash collection pickup and any other public safety information that needs to be passed on. Relay that we will be gifting two lifeguards for their efforts in saving 3 different children this past season. Brooktree has the lowest crime or incidents of all of Gladstone.

Kelly –

Gave an overview on our collections for the past two years. Kelly field the liens for \$27.00 per delinquent member. In 2009, 20,515K in delinquent dues, in 2010 16,822K and now in 2011 reduced to 3900K in past due Dues. Of which 3100K is in Liens to be collected. Gave copies of current A/R for members attending the meeting and explained how many of them are filed liens. Showed comparisons with previous two years. Present the budget for review by members. 2011/2012 budget approved. Approved By Brendon Stephens(member), 2nd by Lisa Bone.

Lisa – Counting ballots-To be done by Lisa and a member attending the meeting. Warren assisted. 48 Ballots were counted.

Presented ballot results to the meeting participants. **Theo Buckman, David Oxford, Kelly Pollard, DD Zimmerman and Kevin Veith.**

D.D. –

Relay tennis courts resurfacing from last season due to collected delinquent dues. Discussed future need to raise dues and by-law revisions that will need to be made. Received input from members on these items for board to use.

Ideas presented:

Establish contingency reserve cash plan,

Change fiscal year

Change due date for Dues

Create a day and group to clean up the Children's playground

Increase dues but spread out payments

Charge Pool guests a fee to swim

Charge guests at Pool parties a fee to eat and attend.

Install Basketball courts(although Gladstone Public Safety requested their removal due to crime and loitering

Motion for Adjournment- Kelly P, 2nd Lisa B. 8:40pm