

High Point Condominium Owners Association

Board Meeting

Wednesday, November 13, 2013

6:00 P.M.

Present: Board Members Dale Taylor, Ron Baumgart, and Z&R Property Manager, Mike Mellinger. Also present were owners Renwick Moore, 6474 McNichols Court, as well as Scott Mix and Lisa Henning, 6412 Jonathon Court. The meeting was called to order at 6:00 P.M. by Board President, Dale Taylor.

Renwick Moore had an interest to become a board member. No action was taken at this time.

Hearings: There were two hearings scheduled for this meeting, one of which pertained to the presence of oversized dogs at 6474 McNichols Court. The issue has been resolved by the homeowner's tenants. The second hearing pertained to the incorrect windows installed at 6412 Jonathon Court. The homeowner stated that he will have the correct type and color windows installed, but needed to wait until he receives his tax refund. The decision by the board was to have the owner request this in writing with a completion date identified.

Minutes: Minutes of the September 11, 2013 board meeting were presented and approved as written .

Finances :

Total Reserve funds as of October 31, 2013 are at \$65455.92. Operating Cash as of October 31, 2013 is at \$31,916.31. Receivables are currently at \$6,245.82. There are currently two units in collection status for dues. One of the units has been foreclosed and is now bank owed. Another unit is in collection status. The owner is currently making payments to reduce the outstanding balance.

The board approved the 2014 budget at an amount of \$150,560. It was determined that the reserves are increasing and operating cash is keeping up with expenses so a dues increase is not required at this time.

Continuing Business:

There have been ongoing issues with full size cars being parked in the "Compact Only" space on the west side of 6415-6437 McNichols Court. The board approved the decision to change the space to a "No Parking" space.

New Business: Mike Mellinger presented the new Government regulation pertaining to the collection of monthly homeowner dues. A letter will be sent to the owner as soon as the dues are late. At 30 days and second letter will be sent whereby the owner must provide a payment plan. At 90 days a demand letter will be sent to the owner requiring that dues be paid within 30 days or a lien will be applied to the property.

Correspondence:

Correspondence from the past two months was presented. The content had already been discussed in hearings or was under action by Z&R Management.

The meeting was adjourned at 7:46 P.M.

Respectfully Submitted

Ron Baumgart- Treasurer