

MAJESTIC OAKS MINUTES
JANUARY 13, 2014

Meeting called to order by 6:30 PM

Agenda approved by board (as attached to minutes)

October 2013 Board meeting minutes approved. Secretary's Report of November 2013 election results and board positions and terms. (as attached to minutes)

Treasurer's Report on finances as of December 2013 (as attached to minutes)

President's Report on 2014 and 2015 annual assessment adjustments—2014 annual assessment increase needed to be rescinded and \$10.00 increase balance carried over to next year. The 2015 annual assessment recommended to be increased \$10.00 effective January 1, 2015. (as attached to minutes)

Vice President's Report on association insurance renewal indicates a coverage for the association of one million dollars and an increase of annual premium of \$1711.00 (as attached to minutes)

Director's Report on ARC's—none completed to report

Business Items

Old Business

The 2014 Annual Assessment increase – a motion was made to resend/invalidate the intended assessment increase for collection and or enforcement for the additional \$10.00 for the year 2014 and to carry forward as a credit to each lot all increase funds into 2015 towards that years' annual assessment.

A secondary motion was made to set aside all increased funds received in 2014 in a separate account and hold with no expenditures permissible in 2014. Motion by Lee Holtman and seconded by Herb Zabrowski. All in favor—Herb Zabrowski, George Fisher, Lou Colaianni, and Lue Treblas. Motions passed 4 to 0.

In regard to Mediation status— December 4, 2009 Association By-laws Amendment, the Association has responded by letter November 26, 2013 in agreement to mediate. Mediation pending.

Section four roads status—committee is to be reactivated and more research is required for decision by homeowners. AJ Bolla from the committee brought up a question as to the actual roads being deeded to the association since not being turned over to the county. To be investigated.

Action Items

Notification letter to be sent to all homeowners informing of actions to rescind 2014 \$10 increase, to recommend it be carried forward to 2015 as cost savings. HOA letter to also contain new business action to increase 2015 annual assessment to \$110. This action item completed.

New Business

In regards to information provided in Presidents Report January 13, 2014 concerning annual assessment increase by \$10 for 2015 and as operating/maintenance cost being the nature of the increase:

"A Motion was made to increase the annual assessment from \$100 to \$110 per year effective January 1, 2015."

Motion Second—Lou Colaianni

Discussion by board concerning increase—none

Vote taken, motion passed 3 to 1: Lou Colaianni, George Fisher, Lue Treblas Yes, Herb Zabrowski—No

Committee assignments: Nomination for Newsletter—Nan Fisher, Becky Howard, and Lue Treblas. Nomination for Financial Committee Barbara Colaianni for Section 4 Roads A.J. Bola, Anthony Harris, Sue Lomax, and Bruce Ralston.

Motion made to approve these Committees for 2015: Motion Second—Lou Colaianni

Vote Taken Motion Passed—All in Favor.

Covenant enforcement: At this time there is a non-existent program for covenant enforcement to avoid legal action for non-enforcement. Per Rational letter as attached to minutes—All homeowners need to be concerned about and be willing to agree to a solution that achieves us a consistent program that will stay functioning from year to year. The options are: 1. We do all the required committees and functions ourselves with volunteers, or 2. We pay a trained professional to perform property inspections and violation notices up to the point of association fining and legal actions. Members suggested community volunteers are a solution to hiring services.

Bradford Farms zoning for Planned Unit Development – information given by Tom Howard for meeting to be held January 27, 2014 concerning tracking actions that impact homeowners of Majestic Oaks.

Concerns expressed about blind spot for residents entering 60th Ave from 86th Pl. and number of accidents per year. Action pending. Selwynn Julian requested special notice for this concern.

Action Items: include letter to homeowners of 2015 annual assessment increase. Provide covenant enforcement concern and solution letter to homeowners giving service proposal and costs. Issue call for homeowner volunteers to fill the covenant enforcement program in the Gazette and the proposal letter. Completed.

Meeting Adjourned 8:30 PM

Approved 1-13-14 *Lue Treblas*