

Beckenham Homeowners Association

Board Meeting

May 4, 2006

Attendees:

Jennifer Gibson, Marc McKinley, Steve Nelson and Sarina Bucks representing Property Professionals

Location: Model home at the community

Call to Order: Sarina Bucks called the meeting to order at 6:35PM.

Meeting Minutes

The owners meeting minutes from February 28, 2006 were reviewed. These minutes had already been distributed to the community. Steve made a motion to approve the minutes and Marc seconded it. The motion was carried unanimously.

Operating Report

- A. Sarina gave a copy of the budget to the board. This was the same one distributed to the community. They discussed the budget a little. After this year the board agreed that they should have some idea of where the budget needs to be to balance.
- B. The operating report has been distributed to the board on a monthly basis. With the operating report PPI is also sending a balance sheet, deposit history, general ledger and the bank statement for the month. Once the board determines who the treasurer will be the treasurer will receive all that information and the other two will receive the operating report and balance sheet.
- C. The community is required, according to the bylaws, to have an audit done. This is in the process of being completed by an independent accountant.

New Business

- A. Sarina discussed with the board the board positions and what would be involved. She then opened it up for the board to make the nominations. It did not matter to the board what position each person held, therefore they wrote the positions down and picked to determine position and length of term.
 - Steve Nelson will be the President and will serve for a three year term.
 - Jennifer Gibson will be the Vice President and will serve for a two year term.
 - Marc McKinley will be the secretary/treasurer and will serve for a one year term.
- B. The board discussed landscaping. According to the bylaws, all landscape requests must be approved by the board. The board has decided that owners should have the right to do some things without seeking prior approval. Any landscaping in a flower bed that is attached to the home not exceeding more than 10 feet from the home in any direction does not need to be approved by the board. Any hardscaping which is pavers or stones within flower beds not exceeding 3 feet in height does not need board approval. The planting of trees, in excess of 5, needs to be approved. Meaning, once your yard has accumulated 5 trees and you'd like to plant more, a request will need to be submitted. (Jennifer's husband brought up a good point that we should define "tree." Otherwise, people could plant 50 shrubs/bushes in their yard and be within the bylaws. Perhaps, tree should include shrubs, bushes, etc)? Thoughts?

- C. The procedures for submitting requests were also discussed. The board felt that the architectural form needs changes that would require permits to be included in requests, unless a permit is not required for the particular request. The board did not want to approve something that the township would not issue permits on. This would eliminate liability on the association's behalf.
- D. The board also discussed the possibility of organizing an architectural and social committee for the community. The architectural committee should be two individuals that have knowledge in the construction field and can review requests and make recommendations to the board. The social committee could organize events for the community. This is a great way to get people involved in their community. Anyone interested please email Sarina at sarbucks@earthlink.net.
- E. C&J Lawn care is a local contractor who will be handling the mowing at Beckenham. Sarina met with him prior to the meeting and walked the areas and discussed a mowing schedule. Since there is a lot of mowing that needs to be done not all of it will be done on a weekly basis. Sarina explained that if people were not happy with the schedule then the board could made changes.
- F. After the owners meeting Sarina looked into lighting for the entrance sign. Solar lights will not light the sign up and there is no other electrical source to pull from.
- G. Since the roads will be dedicated there is nothing the community can do about people parking on either side of the road at the entrance. Can you explain "dedicated" further so people have a better understanding of what you're trying to say?
- H. The retention areas were discussed. None of them are designed to hold water. This year everything will be cleaned out and prepared to flow and drain the way they were designed to drain. This includes the retention basin that has the orange fencing around it. These are meant to drain. These areas are currently blocked making the draining process slow. This is allowing water to remain in these areas. Once released they will drain quickly.
- I. A community party was discussed. If a social committee can be organized then this would be great for the community.
- J. There are people discussing the installation of sheds. They are currently not allowed according to the bylaws.
- K. A satellite dish was also discussed. They must be installed in a location that is as inconspicuous as possible. The board realizes that it won't be easy for some of the properties; however the board is asking that everyone try to keep them as inconspicuous as possible.
- L. There are two poles in the common area that need to be removed by Keystone. Sarina will advise.
- M. There are many homeowners that were under the impression that they would have some sort of playground available for the community. There is nothing on the plans for the recreational area. The board is not satisfied with the answer and has asked Sarina to investigate this further.

Adjournment:

7:45P.M

Submitted by:

Sarina Bucks and Jennifer Gibson