

**Tiger Point Village Homeowners Association  
Board of Directors Meeting  
January 26, 2012  
Minutes**

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**Call to Order:**

The meeting was call to order at 5:00 P.M.

**Directors Attending:**

Allan Coad  
Larry Bryant  
Alex Goldberger  
Bob Supinger  
Roger Bontrager

**Also Attending:**

Roth Friar—New Roots Landscaping  
Aaron Hynek--Homeowner  
Lauren Dilmore—EPM Webmaster  
Kevin Etheridge—Association Manager

**Association Website:**

Lauren Dilmore has been in discussions with Bob Supinger concerning improvement of the Association's website. It was agreed that an Association calendar should be posted on the website, and the Association members discussed adding PayPal so that owners may pay Association fees by credit card online. Also discussed was the possibility of adding a passcode for owner-only information to be accessed through the website. Lauren Dilmore and Bob Supinger will be working on a spruce-up for the front page.

Bob Supinger suggested that a small advertisement be permitted on the website for the Tool Shack. The Tool Shack is offering the Yard of the Month residents a \$50.00 value coupon from the Tool Shack. Alex Goldberger moved to approve. Bob Supinger seconded, and the motion passed unanimously.

**Financial Reports:**

Kevin Etheridge reviewed the Association's financial reports for the period ending December 31, 2011.

The income statement reflected:

Total Revenues	\$62,530.80
Total Expenses	\$59,391.64
<b>Net Operating Income</b>	<b>\$3,139.16</b>
Bengal Landscaping	(\$4,574.85)
<b>Total Net Income</b>	<b>(\$1,435.69)</b>

The Association's balance sheet reflected the following:

Operating Account	\$26,221.45
Reserve Account	\$18,997.66

**Accounts Receivable:**

Kevin Etheridge also reviewed the Association's aged receivables report. Kevin highlighted those owners owing more than one year in assessments and indicated the status of each one through the legal process.

**Architectural Committee:**

Aaron Hynek (in attendance) approached the Board of Directors concerning constructing a storage shed at his home. A plat plan of the property was distributed to the Board of Directors. Roger Bontrager asked that Mr. Hynek give the Association architectural members an opportunity to review, although no decision would be made at this time.

Roger Bontrager presented plans for Timmy & Julie Massey, 1230 Ceylon Drive, for construction of a new home. The plans were approved at the meeting.

**Landscaping:**

Roth Friar, New Roots Landscaping, was in attendance. Roth provided a sketch of the Association's entrance showing proposed landscaping and irrigation improvements, which included a digital electronic timer. After discussion, Alex Goldberger moved to approve \$775.00 for the irrigation timer upgrade. Bob Supinger seconded, and the motion passed unanimously. The rest of the landscaping plan and proposal would be tabled upon further review by the Board of Directors.

Allan Coad presented illustrations of landscaping, which included decorative pavers. After discussion, it was decided that quotes would be taken to obtain a general price per square foot on pavers and installation. Kevin Etheridge will also provide a quote from his company.

**Vacant Lots:**

Roger Bontrager suggested two separate letters be sent to vacant lot owners. The first letter would be to those vacant lot owners where a prior house once existed. The second letter would be to vacant lot owners to those lots that have never been developed. Roger will draft a letter and send to the Association Board for approval.

**Security:**

*No report.*

**Yard of the Month:**

Alex Goldberger reported the Yard of the Month awards for this month:

- 1190 Hindu Cove
- 3918 Tiger Point Boulevard

**Swenson—3852 Saber Tooth Circle (Update):**

Kevin Etheridge brought the Board of Directors up to date on the situation with violations on the Swenson property. The legal team is proceeding.

**Odenbrett—3705 Tiger Point Boulevard:**

Kevin Etheridge discussed recent correspondence with the Board against Odenbrett concerning a motor home which has been stored on the property.

**New Business:**

*Annual Meeting*

After discussion, the Board of Directors scheduled the Annual Owners Meeting for April 3, 2012. Bob Supinger suggested that the notice of the annual meeting should include a paragraph asking for volunteers for the Board.

**Next Board of Directors Meeting:**

It was agreed the next Board of Directors meeting would be held on February 23, 2012. At this time, the Board of Directors should be prepared to discuss the agenda for the Annual Meeting.

**Adjournment:**

There being no further business, the meeting adjourned at 6:45 P.M.