

Tiger Point Village Homeowners Association
February 23, 2012
Board of Directors Meeting
Minutes

Call to Order:

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

Directors Attending:

Alex Goldberger	Allan Coad
Bob Supinger	Wanda Abshire
Larry Bryant	Roger Bontrager
Jim Early	

Also Attending:

Mary Swenson—3852 Sabertooth
Circle
Kevin Etheridge—Association Manager

Approval of Minutes:

Larry Bryant moved to approve the January 26, 2012 minutes. Roger Bontrager seconded, and the motion passed unanimously.

Financial Reports:

Kevin Etheridge reviewed the Association's financial reports for the period ending January 31, 2012.

The income statement reflected:

Total Revenues	\$16,777.81
Total Expenses	\$4,235.46
Net Operating Income	\$12,542.35

The balance sheet reflected:

Operating Account	\$38,751.69
Reserve Account	\$19,009.77

Aged Receivables Report:

Kevin Etheridge also reviewed the aged receivables report through February 14, 2012. It was noted that the Association fees for 2012 were not considered delinquent until after March 31st.

There is one property—a vacant lot—which the Association has filed a motion to foreclose on the lien. The final judgment foreclosure was entered on February 7, 2012, and the foreclosure sale for the lot has been set for March 9, 2012.

2013 Budget Committee:

The Board of Directors noted that a Budget Committee meeting would be scheduled for October 2012 in order to prepare the 2013 budget.

Mary Swenson—3852 Sabertooth:

Ms. Swenson addressed the Board concerning a vacant lot just west of her residence which has overgrowth impeding onto her lot. The Association will notify the owner of the property.

Committee Reports:

Security

Alex Goldberger reported that he has recently made an inspection of the streetlights throughout Tiger Point Village, and all streetlights are currently working.

Architectural

No report.

Vacant Lot Initiative:

Roger Bontrager reported that he is in the process of preparing the third notice to be mailed out to vacant lot owners who have not taken action on maintenance of their lots.

Landscaping:

Roger Bontrager has taken a bid from Newkirk Landscaping based on the proposal from New Roots Lawn & Landscapes previously submitted. After discussion, Jim Early moved to establish a \$5,000.00 budget for the two Sabertooth islands. Allan Coad will be given the latitude to work with the contractors to graph the landscaping plan proposals. Roger Bontrager seconded the motion, and the motion passed unanimously.

The Board of Directors also discussed the landscaping proposal for the front entrance. This proposal was tabled until income and collections through April provide more information on available funds for this project.

Yard of the Month:

Alex Goldberger submitted four (4) candidates for Yard of the Month. After discussion, the Board agreed to award Yard of the Month to the following:

- 3651 Tiger Point Boulevard
- 3858 Sabertooth Circle

Association Website:

The Board of Directors agreed that the payment option of PayPal would be a convenient tool for Tiger Point homeowners. Kevin Etheridge will discuss the details with his staff and implement the PayPal option on the Association's website.

Annual Meeting:

Jim Early discussed plans for the April 3, 2012 Annual Members Meeting.

Jim indicated that he had accepted the resignation of Rick Anderson. Rick resigned due to his inability to attend Board meetings.

Larry Bryant, Bob Supinger, and Alex Goldberger also have terms which expire at the Annual Meeting. This leaves the Association with four (4) vacant Board member seats. Larry Bryant and Bob Supinger expressed their interest in being re-elected to the Board. Alex Goldberger agreed to serve on the Board again if there were no other volunteers.

The first notice of the Annual Meeting is scheduled to be mailed in early March. Copies of the notice will be e-mailed to Board members prior to being mailed to the homeowners. A second notice will be sent within a couple weeks of the Annual Meeting. Bob Supinger will post signs at the entrances just prior to the Annual Meeting. The Annual Meeting will be held from 6:30—8:30 p.m. at the Tiger Point Golf Club. Arrangements have been made by Etheridge Property Management.

It was agreed the Board of Directors would meet at 5:30 p.m. on April 3rd, just prior to the Annual Members Meeting.

Unfinished Business:

Mary Swenson (3852 Sabertooth Circle)—Legal Fees

The Board of Directors discussed whether or not the Association should use its attorney to further pursue the reimbursement of legal fees which were spent for the enforcement of covenant violations at 3852 Sabertooth Circle. The Board agreed that since these violations had been corrected, and there was no guarantee the Association would recover the attorney's fees, there would be no pursuit for reimbursement at this time. The Association's attorney has indicated that if the same violations recur, the Association could re-implement legal action without the restraints of noticing and timeframes, and the lawsuit would be re-established.

Kreider (1317 Tiger Lane)—Covenant Violations

Kevin Etheridge reported that despite notices since September 2011, Jeffrey and Peggy Kreider have failed to remove the trailer from the property. On February 2nd, a certified letter was mailed to the Kreiders concerning the violation. The Association has received the return receipt with signature from the Kreider on the certified mail that was sent. After discussion, Jim Early moved to charge a \$100.00 fine to Jeffrey and Peggy Kreider for their covenant violations. Bob Supinger seconded, and the motion passed unanimously.

New Business:

Bob Supinger suggested the Association send a letter of acknowledgement to Larry Wessel for his efforts in filling potholes on the road near the Tiger Point Golf Club.

Adjournment:

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