



The meeting was called to order by President Terre 7:11 p.m.

**Present:** Dave Terre (President), Mary Ann Hardy (Vice President), Lucinda Ruch (Secretary), Mark Warner (Treasurer), Mike Gonzalez (Compliance), Mike Hughey (Architecture Control Committee / Communications). Beth Rogers (Social Coordinator) and Renee Terre (Webmaster).

**Open Forum:** No additional homeowners joined our meeting. Lucinda brought in a question from Maggie Castillo asking if St. Augustine grass is acceptable. Board agreed. Mike H. to reply to Maggie.

**Year-At-A-Glance Calendar:** The Board discussed the current month and next 90 days events.

- Yard of the month was presented to Mike & Kristin Gonzalez at 5912 Osprey.
- Sent invoices 3/1 for April 1st dues due.
- Plan to send newsletters by 4/11/11. Plan to send the board comments/sections to Mike H. by 3/22; The following suggestions were discussed for the upcoming newsletter, “You should have received invoices by 3/1”.(Dave) Add a Go Green Comment. Ask residents for email addresses to receive invoices & newsletters. Perhaps add a tagline: “Be a good neighbor, help us cut cost.” (Lucinda) Add a separate specific section on progress on the boat agenda item (Mike G.). Add weed & feed (Mary Ann). Add Adult Night & have police come to present National Crime Watch(Beth).
- Easter Egg Hunt will be 4/23/11 at 10 AM. Beth will need volunteers to stuff eggs. Beth will address plans in our next meeting.

**Carry Over Items:**

- **Welcome Letter:** Mary Ann shared draft with Mike H. Mike H. shared new welcome informational letter with Board for input. Mike H. to post on new server.
- **Crime Watch Program:** We continue to recruit volunteers for our crime watch program in our neighborhood. Dave & Beth are looking to expand this and find a leader – Open.
- **Year-End Closeout Discussion List:** Open – Target by April Meeting
  - Completed Items ready for the CD’s: Financial files and Financials & Home Owner records for 2009 & 2010 (Beth). Communications, Minutes & Resales (Lucinda). Annual files(Renee). Lucinda added a folder for the Annual Meeting files so that it is easy to recreate each year.

- Mike G to send Compliance files. - Open
  - Mike H. will also send the softcopy of the newsletters to Lucinda - Open.
  - Lucinda will review, copy onto 3 CD's and then file in storage when the last two items above are complete - Open
  - Lucinda announced that the same filing structure is now setup on Box.Net for 2011 files. To be demo'ed in April Meeting if time permits after covenants discussion.
- Website Update Required - Resale document references 3 attachments to download from our www, yet not apparent on www. Beth clarified that the files with similar labels (Special Warranty Deed & Assignment of Landscaping Easements) are both valid and should remain on the website. Beth suggested that to simplify things for the resales, we should do the title companies a favor and put all the files in one zip file that they can download easily. This is an additional section that we should add to our website.(Renee) Open – Target by April Meeting.

**Meeting Minutes:** The minutes for the February 15th meeting were approved. Dave made the motion. Beth seconded the motion.

#### **Treasurer's Report:**

- The prior month's account balance was \$12,398.88. The current checkbook balance as of 3/14/11 is \$8183.18 and all bills are current.
- Invoices were sent out 3/1/11.
- Since the SPSHOA Board approved Mark's suggestion to setup an interest bearing account. He started with our current bank, Prosperity Bank. Mark setup a savings account & a beautification fund. If we keep \$200 then no charge. We have a limit of 6 transactions per month.
- Notice of Franchise Filing. Beth confirmed that we've filed it. Mark to take to our CPA for confirmation.
- From Annual Meeting, we pushed to go "paperless" to reduce costs.
  - Lucinda to pass emails to Mike H. to update the Yahoo account. – Still Open
  - All paper invoices will invite Home Owners to sign up for email invoices. – Was added to 3/1/11 invoices mailed
- 100% of invoices collected & all outstanding late fees paid.

**Covenants:** Mike G. walked the SPSHOA Board through the second half of the covenants with suggestions for changes. The Board to provide Mike G. feedback in the next two weeks.

#### **HOA Common Grounds:**

1. Columns – 7 columns were straightened by a foundation company this month.
2. Mary Ann is nurturing these (~500) plants with daily watering and turning of the flats. Mary Ann reported that the seedlings are springing up and they should be ready for

planting in early to mid-April. We will need more volunteers in the Spring to plant them in the flowerbeds.

3. Mark Rygh is ready to move the knockout roses to back against the wall within the same beds.
4. The plan is to plant Holly & then have the beds turned. We may start planting the weekend prior to April 1 weekend & may be planted in the next two weeks after that, depending on the weather & the height of the seedlings.
5. The sensor box on Osprey is cracked and is not keeping time. The meter box needs to be replaced (est \$650). The second repair is the double check and it was tagged by the city. Total cost of the repair \$500.00 which includes city permits and all fees. It requires a licensed person to check it. Specific valve (\$500 + Labor). A 3rd repair is needed at the gazebo, but. It's in the main box. Mary Ann to verify that the estimates include both the cost of material and labor. Mary Ann instructed Mark to put that on hold because it can be addressed at the time of the water pump and irrigation from the lake. Dave Terre motioned to approve the first figure for \$650 & Beth to second it.

**Compliance:** Compliance drive occurred on 3/2/11 with no issues noted. Existing items still pending correction not included in count.

**ACC:** One submission this month.

**E-mail Responsibility:** Mike G. will take responsibility for monitoring the SPSHOA e-mail account until the next board meeting.

**Next Meeting:**

- April 12 – Mike G. at 5912 Osprey, Topics: Covenant changes drafted & documentation storage for easy collaboration throughout the year
- May 9 – Beth R. at 5912 Stewart Circle

**New Items:**

- Social Events: Beth will ask Duce for his availability for October's chili cook-off event.

**Adjournment:** Dave motioned a move to adjourn the meeting at 9:58 p.m. and was seconded by Beth.