

*Cooper Crest*  
*Homeowners Association*

Minutes of the March 24, 2010 Cooper Crest HOA Board Meeting

**In Attendance:**

Sal Munoz

Mukesh Bhatt

Frank LaFlaire

Richard DeRosset

Kai Neizman

**Minutes:** Minutes of March 5, 2010 Cooper Crest HOA Board Meeting approved.

1. **Treasury Report:**

- ◆ 91 of 140 have paid 2010 dues.
- ◆ Current Balance: \$25,143 in Bank
- ◆ Kai to file Association tax return and renew standing with Secretary of State.
- ◆ Sal Munoz to be contact for Secretary of State.
- ◆ President to prepare letter to those not paying dues warning of consequences.

2. **Landscaping:**

- ◆ Agreed to try out Roman Rodus, referred by homeowner, and see if he does a good job for us. Rate: \$13.00 per hour. Start him next week.
- ◆ Sal Munoz to draft agreement for the HOA.
- ◆ Mulching and fertilizing required for a money trees; Next task after getting grass cut. (Frank to find out what and where to get mulch)
- ◆ Sprinkler heads being cleared of grass by Melissa in the neighborhood for \$10.00 per hour. Trash pickup for \$9.00 per hour. Confirming previous authority to use her for this purpose.
- ◆ Mukesh's son, Tiluck to assist with checking out sprinkler systems and making repairs, logging location of all equipment, sprinklers, etc... Task should take 20 – 25 hours. Compensate at \$15.00 per hour.
- ◆ **Blue Sky:**
  - Money still owed to them. Try to negotiate 50% settlement of balance (Sal action) and be finished with them.

3. **Next General Meeting:**

- ◆ Set for April 21, 2010 as next member meeting.
- ◆ Notices and agendas to be sent out by hand distribution at least two (2) weeks ahead.

- ◆ Send modified Fine Policy out at same time.

4. **Basketball Hoops:**

- ◆ Violations have continued.
- ◆ Agreed to respond to Google group regarding Board's position. Sal and Richard DeRosset to work together on response.
- ◆ Agreed to continue enforcement action, one violator at a time.

5. **Fine and Appeal Policy:**

- ◆ Approved modified version dated March 2010.

6. **Other:**

- ◆ HOA web Site, close to activation.
- ◆ Kai to put together a new budget for 2010.
- ◆ Mukesh to get burlap bags for removal of sand and storage for next year's snow season.

7. **Fire Lane:**

- ◆ Agreed to get signs made regarding towing of vehicles in fire lane.

8. **Satellite Dishes and prior improvements**

- ◆ Agreed to "grandfather" existing dishes and improvements and send notice out regarding future installations subject to Architectural Committee review.

\*Unless otherwise stated, all votes and authorizations unanimous by members present.

Minutes Taken by: Sal Munoz