

# COOPER CREST HOMEOWNERS ASSOCIATION GENERAL MEETING

June 19, 2012 7:00 p.m.

## MINUTES

Board members present: Sal Munoz, Ryan McGaughy, Bonnie Amende

Homeowners present: Tom Daley, Karen Veldheer, Jim and Carola Baker, Michael Arthur, Jodi and Saul Negrete, Jody Chipman, Prema and Sudhakar, Frank LaFaire, Scott Thalhamer, Marsha Bhatt

1. Treasurer's Report.

The HOA is on budget for the year. There are 10 lots with uncollected dues and 6 liens on properties for uncollected dues. Due to the rainy weather, the sprinkling system has not yet been turned on, but there are 10 controllers (out of approximately 40) not working and it will cost approximately \$1000 to replace them.

2. Standards of Appearance for the neighborhood.

There are several homeowners in the neighborhood who are in violation of appearance standards. Violations include not keeping lawns mowed, not picking up trash around homes, not removing trash cans after pick-up day, and not cleaning up after dogs. The board has only been taking action against extreme cases and opened the floor to suggestions and ideas on how to improve enforcement. One suggestion was to use local teenagers to mow and manicure unkempt lawns rather than just weed-eat the lawns. Another suggestion was to charge different prices for mowing vacant and occupied lots. Jody Chipman volunteered to price dog-waste stands and a suggestion was made to post the fine amount for dog waste on such a stand.

3. Changes to By-Laws and CCR's.

The board proposed some changes to the Cooper Crest by-laws and CCR's. The proposed changes will be posted on the website and there will be another general meeting at the end of the summer to vote on the changes.

4. Ponds.

There is some fence damage around all three ponds. These need to be repaired to keep children out of the area. A future idea is to clean up each pond area and make them recreational areas for the neighborhood.

5. Soil and Vegetation Preservation Areas (SVPA's).

The mayor did not follow through on his promise to help our neighborhood with the SVPA problem, however the Coalition of Neighborhoods has agreed to fight the city on our behalf. In the meantime, the HOA agreed that it is the responsibility of the affected homeowners to take care of the weeds in the SVPA's on their lots.

6. Other.

A sad farewell was given to Karen Veldheer and her family as they move to California. Thanks was given to Scott Thalhamer for mulching around the trees. A dead cat, (death not due to natural causes), was found in the neighborhood. Certain problem homes were discussed. Speeding still remains a problem.

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Meeting adjourned at 8:35 p.m.