

Southwest Property Management

Traditions Homeowners Association Board of Directors Meeting Minutes Charter School 2-18-10 DRAFT

- I. Call to Order: 7:05
- II. Evidence of Meeting: Sign and website
- III. Quorum: Present were Shawn Kelly, Marie Laughlin , Gina Cortes, Gary Comstock and Kate Oates from Southwest Property Management
- IV. Approval of Minutes from the previous meeting:
 - a. Shawn motioned. Marie seconded. Carried unanimously.
- V. Manager's Report
 - a. Manager's report on property/vendors
 1. Landscaper is not doing a consistent job. Kate to seek landscaping bids. Shawn motioned. Gina seconded. Carried unanimously.
 - b. Financial report
 1. Discussion regarding lien process.
 2. Gary to find out what Traditions' reserves are and report through Kate.
- VI. Old Business
 - a. Dry Pond
 1. Kate presented bushhog bids. Bush hogging tabled until Kate checks with Gary for a cheaper bush hog contact.
- VII. New Business
 - a. 2010 Meeting dates announced.
 1. Future meetings at Fire Department training room in the old library.
 2. Dates are May 20, August 19 and November 18.
 - b. Shawn to send out newsletter in next few weeks.
 1. Gary said SWPM could provide first newsletter/layout for free. Low cost after that.
 - c. Orange County RENEW Neighborhood Grant
 1. Kate attended Orange County Renew Grant workshop in January and suggested Traditions apply for the grant to improve the front entrance.
 2. Traditions' HOA will be responsible for matching 5% of the total project cost and 25% toward the landscaping portion of the project. Shawn motioned to apply for the ReNEW grant and to utilize up to \$250.00 out of the budget and up to \$625 towards the landscaping portion of the project. Gina seconded. Carried unanimously.
 3. Tracey Mckenna, Holly Simonini, Shane Laughlin , Shawn Kelly, Kate and Audrey Ricci volunteered to be on the grant team.

- d. ARB Committee
 - 1. Marie Laughlin, Gina Cortes and John Cooper agreed to be part of the committee.
 - 2. Marie is the contact person.
 - 3. Kate provided old paint palette to Marie so that committee can work on updating the paint palette for the ARB.
- e. Discussion regarding HOA ownership of lot 35.
 - 1. Shawn motioned that attorney is consulted regarding home's disposition. Marie seconded.
Carried unanimously.

VII. Committee Reports

- a. Event Committee – Jennifer Grant and Marie Laughlin agreed to be on the event committee

IX. Comments from the neighborhood:

- a. Audrey requested meeting signs at the front entrance and side entrance. Kate to inquire as to whether directory signage can be included in grant application.
- b. Discussion regarding planning neighborhood block party and an April garage sale.

VIII. Adjournment: 8: 50