

Shipley's Crossing Board of Directors Meeting, June 2, 2014

Hi All,

I would like to thank all who were able to attend the Board meeting last evening. The Board appreciates your attendance and your comments/suggestions. We will continue to count on your input as we make decisions regarding our community.

If you were unable to attend, below is a summary of what was discussed and acted upon.

Meeting was called to order.

A reminder that Board meetings will be conducted under Roberts Rules of Order. A copy of these rules are available upon request.

Denise Tyson of Sentry Management went over Architectural Review approvals, Collection Report, Accounts Receivable, and Closing Report

Report of Officers

Old Business

Pool

Pool was opened for the season on May 24th
Prior to opening, the pool filter was repaired \$950
Pool regulations and hours have been distributed
Pool hours adjusted to accommodate evening use
Rachel is our lifeguard for the season, stop by and say hello

Clubhouse

Exercise equipment in Gym in need of repair – Sentry has contacted a vendor for repair

Going forward we will establish a maintenance contract for the exercise equipment

Door to clubhouse needs to be replaced – Two vendor have been out to assess

As a benchmark for the new Board, Dave Milliman has completed an inventory of all clubhouse and pool furniture which will be very valuable when budgeting for replacement.

Koch Information for the North

Completion of paths in the North will begin Tuesday

Paving of the streets in the North is scheduled to begin later this week (we will keep the community posted on schedule changes)

Koch has been notified of the Fence Posts that were left in the North and will be removing them

Street lights that are out have been reported to BGE (circle and Caracle)

Board will inquire as to when additional street lights will be installed in North Section

Chuck Saine of CS Landscaping discussed the status of caring for the common areas and North side

Weed prevention (pre-emergent) and fertilization was applied several weeks ago

Weed killer (post-emergent) was applied yesterday.

Two more fertilizations will occur towards the Fall

Chuck discussed the maintenance challenges associated with new construction communities. As a result of all the digging, the soil is generally poor, mostly made up of sand and rock.

As it would be too costly to do the entire common area all at once, his long term recommendation is to target various locations each year within the common area and apply organic material to enhance grass growth.

CS Landscaping will continue to work to enhance the look of the community.

There seems to be a lot of interest in various clubs according to the lists contained in the clubhouse (travel, golf, crafts, cards, etc.). If anyone is interested in being the club organizer, I'm sure many would be grateful.

Denise Tyson discussed the status of the survey regarding age that was circulated by Sentry Management last month. As you know, as a fifty-five and older community, we must maintain a certain percentage homes that are owned by folks who are fifty-five and older. This survey allows us to be aware of what those percentages are and to stay within the guidelines. Most community members have responded, however there are a number who have not. If you have not responded or are unaware of the survey, please contact the Board and we will have Sentry send you the instructions.

Floyd Zablotny updated the Board on community Pickle Ball and is excited to report that many members of the community are now participating. If you are interested in participating in the next play date, please contact Floyd at fandtzablotny@comcast.net. Have Fun!

New Business

Committees for 2014 / 2015 have been established:

Architectural Committee North* - Mike Bonk, Dave Leshine, Diane Whitworth, and Linda Summers**

Architectural Committee South* - Peggy Neglia, Buddy Jackson, and Don Crist**

Clubhouse / Pool - Jane Jackson, Diane Aversa, Peggy Neglia, Sharon Goldstein, Cathy White, and Charlie Kerrigan**

Finance Committee - Steve Henick, Robin Beusse, and Don Smith**

Common Area Committee - Carroll Johnson, Mary Fridley, Floyd Zabloutney, Mike Halstad, and Dave Milliman**

Irrigation Sub Committee - Mike Bonk, Carroll Johnson, and Dave Milliman**

*North and South committees will be combined after last new home settlement in late July

**Board Member

There will be a Board member assigned to each committee, and each contract as vendor liaison
We will meet with each committee to discuss responsibilities.

Community Processes

We are revamping the submission processes in the following areas:

Architectural Review Process

Clubhouse Rental Process and Form

Clubhouse Key Card Process and Form

In the next few days The Board will distribute detailed instructions for each process.

We are working with Sentry Management to have “No Solicitation” signs at the entrances to the community.

The Board voted on the following issues:

With regard to the rental of the Clubhouse, the Board voted to rent the clubhouse to community members only (no rentals to those outside the community).

With regard to the rental of the Clubhouse, the Board voted to keep the rental fee at \$75.00 and raise the security deposit to \$150.00 for events with no liquor, and \$500.00 for events that serve liquor* (the security deposit check will not be cashed unless there is a need after inspection to clean or repair damage at the clubhouse. If there is no need to retain the security deposit, the original uncashed check will be returned to the renter.

*For events that will serve liquor, a county liquor license is also required.

With regard to retaining a Homeowners Association Collections Attorney, the Board voted to approve the President's selection of an attorney from those recommended by Sentry Management.

With regard to Directors and Officers Insurance (D&O ins.) for the Board of Directors, the Board voted to approve the addition of D&O ins. to the existing policy. The cost will be \$365.00 per year. This is standard within the Home Owners Associations across the country.

With regard to allowing the President of the Board of Directors to make an emergency expenditure of up to \$1,000.00 to immediately remedy a problem, the Board voted to approve this motion.

Meeting was adjourned