

Hethwood Foundation
Quarterly Board Meeting Minutes

January 24, 2014 @ 12 noon in the Huntsman Clubhouse

The following Hethwood Board members were present: Janet Riddlebarger, Donna Gresh, Richard Hirsh, Bill Sanders, Melinda Dunford, Alice Allen & David Hubble, Josh Sharitz and Carol Schafer-Powers were also present from the Hethwood Foundation as well as former Hethwood Board President and Agent-Jim King.

I. Opening Remarks

Janet Riddlebarger welcomed everyone. We honored Jim King and presented him a plaque for over forty-one years of service to the Hethwood Foundation and community. We can never duplicate the wealth of knowledge, time and dedication he has devoted to Hethwood.

II. Public Comment

No public comment.

III. Minutes of the Last Meeting

Janet asked for a motion to approve the minutes as emailed from the October 7th, 2013 Board meeting, as well as the Annual Meeting of the Members held on October 21st, 2013. The motion was seconded by Melinda. All approved and the minutes were approved as emailed.

IV. Recreation Report

Carol reviewed the recreation report. Highlights-Hatha Yoga is going great as are most activities. Pictures with Santa is always a popular event. This year we decided to ad another photo op by offering Pet Pictures w/Santa. Our own John Burke did a great job as Santa for the pets!

V. Old Business

A. 2511 Manchester-Josh reviewed the following problems: Parking 4 cars, old fence falling down, trash cans being left out, and grass not being properly mowed during summer months. He was going to ask for a hearing, but after several letters, conversations with renters and the owner, we have seen improvement with all problems. We will continue to monitor.

B. Delinquent Dues Update

We have three accounts outstanding that have not paid dues for several years. We have obtained warrants in debt and liens each year. Attorney's fees would cost more than what is owed. It is recommended that we continue to keep the Board informed so that at some future point it will make financial sense to hire an attorney to handle further action.

VI. New Business

A. Review & Approval of Nov. 2013 Financials

Janet explained the financials (cash flow-Nov) because we are going to review/compare when we discuss the budget. Josh said the budget will be left with about \$20,000.00 after the Huntsman pool fence and some other bills are paid through the end of the year.

B. Vote on 5% Maximum Annual Assessment

Janet explained the maximum dues collectable and why we are setting the ceiling at 5% each year. Janet asked for a motion to increase the maximum annual assessment by 5% which would make the ceiling amount \$337.65. Bill made a motion to approve and David seconded it, and it was unanimous.

C. Discuss 2014 Proposal

1. Budget

Josh reviewed each code of the 2014 proposed budget. A 5% increase for the apartments and homes which will make dues the actual dues payment \$317.82. Josh reviewed the capital expenses including the legal requirement to have a reserve study completed in 2014. The board asked to review the planned major re-landscaping along Heather Dr. It will include removal of aged out pine trees, to be replaced with new plantings/landscaping. \$1000 is to be removed from Common Area Repairs #65697 for fence repairs because we plan to install new board fencing bordering the Heth Farm by the path.

2. 10 Year Capital Plan - This is a good tool to predict & plan for upcoming large expenditures. A new 10 year plan was not approved yet, due to the fact that this year we are required to have a reserve study. This will be much more detailed than the 10 Year Plan, we will plan to review the information at the next meeting.

3. Cash Flow – Josh reviewed the cash flow summary sheet for 2014 which is expected to have a positive cash flow this year-(see under A.)

D. Approval of 2014 Budget

Janet asked if there was a motion to approve the budget with 5% dues increase, and \$1000 increase in income (as mentioned above under budget). Bill made a motion and Donna seconded it. All approved. The 2014 budget was approved.

E. Election of Officers

The following candidates were unanimously elected as officers:
Donna Gresh-President, Janet Riddlebarger-Vice President,
David Hubble-Secretary/Treasurer

F. Mission Hill ACC-Chair Resigning

Patty Rennekar will be resigning in the spring. With that in mind it was discussed that Hethwood & Bill Sanders (consulting) will send a letter to Mission Hill residents asking for volunteers for the ACC.

VII. Adjournment

The meeting was adjourned at 1:40pm.