

Minutes of the Aune Homeowner's Meeting

March 10, 2010

A meeting of the Aune Homeowner's Association was held on March 10, 2010

Directors in Attendance

President Sandy Racz
Vice Pres. Dianne Trabont
Sec/Treas. Jan Hollenbeck
Admin Asst. Karen Coleman

Members in Attendance

Norman Fallen & Karen Baker (Lot 2)	Robert & Sandra Racz (Lots 16, 28)
Theodore Cantrall (Lot 3)	Casey & Michele Oberg (Lot 22)
Cuentin & Karen Coleman (Lot 4)	Jan Hollenbeck (Lot 25)
Stacie Thesenvitz (Lot 7)	Eric Nicholson (Lot 39)
Kevin & Lark Ringled (Lot 11)	Dianne Travont (Lot 14)

President Sandy Racz called the meeting to order at 6:00 pm. She introduced the other members of the Board and turned the meeting over to Karen Coleman for a review of the 2009 year end Check Register, a review of the 2009 Budget, and a review of the proposed 2010 Budget. Year end checking account balance is \$4,820.77. Year end contingency reserve balance is \$2,680.15. The total year end combined asset balance is \$7,500.92.

In reviewing the proposed 2010 Budget, Office Supplies Section, Eric Nicholson asked if the Board of the Homeowner's Association was required to make a hard copy of the CC&R's for each new homeowner. Karen Coleman replied that it is required, but that more often than not, the escrow companies did not provide a copy to the new Homeowner.

Karen reported on home sales in the development.

Lot 31 1,014 sq. ft. sold for \$160,000
Lot 11 1,566 sq. ft. sold for \$213,000

Currently two homes in the development remain for sale; Lots 4 and 10 (both 1,420 sq. ft.).

Karen turned the meeting over to Vice President, Dianne Trabont, for a report on events and landscaping issues for the neighborhood. Dianne proposed that the annual garage sale be held on Friday and Saturday, June 4th and 5th, from 9:00 am to 3:00 pm. She expressed the hope that people might also volunteer to bring baked goods.

Dianne stated that in last year's purchase of replacement trees for those that had been vandalized and for the remaining trees needed to complete the tree planting endeavor previously started, the order for the number of trees was one less than needed. She proposed that the Association purchase the remaining tree and get it planted. She also mentioned that there is a shrub at the entrance to the neighborhood that is dead and should be replaced. She also brought up the idea of a neighborhood clean up of the retention pond, as a fair amount of litter had accumulated over the winter. Dianne stated that she hoped that she could continue to be of assistance whenever a landscaping issue in the neighborhood arose in the future.

Dianne reported that there had been some recent vandalism in the community. At Lot 7 (Thesenvitz) a car was stolen. Stacie Thesenvitz was in attendance and stated that the police had found the car a couple of days later, but it had been considered "totaled". Dianne also reported that another car and a front porch had been egged.

At the conclusion of Dianne's report, Sandy Racz passed out ballots for those in attendance to vote in a new Vice President to take the place of Dianne Trabont who was concluding her 3-yr term. Ted Cantrell was the only name on the ballot, but Sandy announced that write in candidates for anyone interested in the position were welcomed. When the votes were counted, there was unanimous consent to elect Ted Cantrell to the position of Vice President.

Sandy asked if there were any questions or issues the body wanted to discuss. A question was raised by Norman Fallen (Lot 2) about the deterioration of the fence between Lots 1 and 2. Lot 2 is not interested in replacing the fence with another natural wood fence, but rather is interested in a more sturdy chain link fence with slats for privacy. This fence is not currently an acceptable replacement according to the CC&R's. The Board encouraged Mr. Falleen to submit a photo of the fence he would like to use and the Board could proceed in a decision from there. The Board also suggested that Mr. Falleen might first approach the other neighbor involved about sharing the cost of replacing the fence. If that did not produce any results, Mr. Falleen should report back to the Board, and the Board would look into it further.

Eric Nicholson (Lot 39) mentioned that he thought the light post at the intersection of 56th Dr. NE and 100th St. had been hit and weakened, however Karen stated that she had just seen the City employees out fixing the light post and thought that the matter had been resolved. They both agreed to make a note to double check the light post the next time they drove by it.

Casey Oberg (Lot 22), a new homeowner to the Association asked about the process and procedure for painting the outside of their home. Karen Coleman explained the guidelines contained in the CC & R's, stating that a color chosen would need to blend in with the existing neighborhood colors, and be submitted to the Architectural Control Committee (currently the Board of Director) for approval, but that there was a fair amount of flexibility in attempting to approve a homeowner's desired choice.

Karen Coleman (Lot 4) brought up the issue of some homeowner's parking vehicles on their lawns, explaining that there was currently nothing specific in the CC&R's that prohibited that, but that in the interest of keeping the neighborhood at maximum marketability, it was hoped that if a homeowner were to require additional space, they would gravel in or cement in an additional area for that purpose. Stacie brought up the fact that they were having a dilemma with the number of drivers and cars in their home now that they had teenagers driving.

With no further questions or issues raised, President Sandy Racz adjourned the meeting at 7:00 pm.

Submitted by:

Accepted by the Board of Directors:

Jan Hollenbeck, Secretary

Sandy Racz, President