

Minutes of the Eastfield Crossing Association Annual Meeting on February 14, 2012

Meeting was called to order by Jerry Spring at 7:05 PM

Jerry Spring asked Bernie Ellis to chair the meeting.

Jerry thanked the people that check the pump house each day.

Report on Quorum Jerry reported that 13 lot owners were in attendance.

Recording the Meeting Bernie asked permission to tape record the meeting. There were no objections.

Approval of Minutes The minutes of the May 13, 2011 meeting were approved as presented.

Election of Officers The meeting elected Jerry Spring, Beverly Bernard, and Bernard Ellis to the Board of Directors.

Financial Report Beverly reported that there is one lot owner who has not paid the assessment for over three quarters. We have sent four letters; one was a certified letter, indicating that we needed to take action to comply with the by-laws to collect this money. If the assessment is not paid a lien can be placed on the property. The Board has tried to work with this family on some payment plan. There has been no response to our requests for payment. The Board is recommending that the assessment be increased to \$250 per quarter. In the past year we had two large unanticipated repairs. The water and sewer systems are aging; they were installed 20 years ago. The systems will need additional repairs in the future. It was necessary to use a \$10,000 CD to cover the last repairs. Don reported that there were planned repairs to the water system with the installation of two meters in the pump house. After the meters were installed a water leak was discovered near the pump house. In the 2012-2013 budget there is money to repair the roof on the pump house. If we did not have the unplanned repairs this past year

there would have been a surplus at the end of the year. The question was asked about the expenditure of \$5,000 in the professional account. Don indicated most of this money was for the attorney.

Approval of 2012-2013 Budget Motion by Cathy Heart to approve the 2012 budget as presented. Seconded by John Schulman, Motion passed

Declaratory Judgment Bernie reported that the judge has not made a decision. The last meeting with the judge was on November 21st. As far as we know all the legal work has been completed. The judge that was assigned to our case is retired and works part time. When we receive the decision from the judge the Board is recommending that we hold a special meeting of the Association. Attorney Bonnette will attend this meeting to answer questions. The Association will decide on the next step in the process.

Assessment Beverly reported that we have \$11,000 in savings. The Board is recommending that we increase the assessment to \$250 per quarter. The question was asked do all of the 45 homeowners pay their assessment. Beverly indicated that 44 pay their assessment by the end of the quarter. Beverly thanked Jerry for talking to homeowners about unpaid assessments. Motion by Tim Joyal not to increase the assessments. Seconded by David Wolpers. Beverly informed the meeting that the by-laws provide that if it is necessary to perform major repairs and there is not enough money in the account, each homeowner will be billed for their share of the expenditure as a special assessment. Motion did not pass.

Motion by Cathy Heart to increase the assessment to \$250 per quarter. Seconded by John Schulman. motion was amended that the Association will be notified by letter, that at the next meeting of the Association there will be a motion to increase the assessment to \$250 per quarter. Motion passed.

Water and Sewer Systems Jerry reported that the septic tanks have been pumped of all sludge. He supervised the process and will do so again this summer. He is very satisfied with the new company. He indicated that the water consumption during the summer was about 20,000 gallons per day. He asked pool owners not to use the water system to fill their pools. He asked for volunteers to cut the trees and bushes from the leach field on Bellview Drive.

Proposed Projects Jerry informed the meeting that there is a need to remove some trees near the pump house. He has a bid of \$2,900 for the removal. He indicated that the roof on the pump house needed to be replaced.

Assessment Motion that the Association will be notified that the assessment will be increased to \$250 at the end of the quarter. Motion and second were withdrawn.

Meeting adjourned at 8:20 PM

Respectfully submitted,

Bernard Ellis, Secretary