

Stratford Gardens Homes Association

Quarterly Meeting

June 15, 2009

The quarterly meeting of the Stratford Gardens Homes Association was held at Paul Mohr's home at 7pm. Paul called the meeting to order and welcomed everyone. Paul Mohr, Colleen Kennedy, Tom Suther, Woody Underwood, Raphael Suarez, Nick Scielzo, Adriana Huntely and Phyllis Wilson were present. Roger Dutton was absent.

The minutes from the annual meeting were read and edited. Colleen moved we approve the edited minutes, Tom seconded and the edited minutes were approved.

Election of New Officers

Paul initiated discussion concerning the election of new board positions as he and others are retiring. Colleen volunteered to be board President. She has one more year as a board member. Tom moved and Phyllis seconded her nomination. It was unanimously approved.

Discussion as to the responsibilities of Vice-President was next. The Vice-President needs to be available to attend meetings on behalf of the board if the President is unable to go. Colleen moved and Adriana seconded that Tom be Vice-President. It was approved.

Nick Scielzo was nominated to be our Treasurer by Colleen and Phyllis seconded. Nick was approved. The Treasurer must keep track of the financial reports which come through HAKC and approve payments for such items as snow plowing, security, and island improvements and maintenance.

Colleen nominated Phyllis to continue as secretary. Woody seconded. It was approved.

Budget

We had an annual budget of \$34,754.90 in 2008-2009. We have total asset of \$47,937.65 with \$9,917 cash in the bank, \$31,979.48 in Certificates of Deposits, \$4,640.36 in Accounts Receivable, and \$1,400 in deposits with HAKC. We have \$1,368.21 in Accounts Payable to HAKC. A balance of \$7,496.52 from the year end will be split into Capital Improvement Reserves and Association Reserves.

Colleen reviewed the financial statement, interest on investments in a CD, and the Money Market account. We should have a year's worth of savings held in reserve as a Homes Association which we currently have. The new budget for 2009-2010 is \$35,771. Nick will clarify the budget for us so that we can understand how money and interest is accruing. Colleen pointed out that the budget can be seen on the HAKC website.

It was noted that security costs are \$240 per week.

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Unpaid HOA Dues

Colleen reported that we have placed liens on 3 properties for unpaid HOA dues. The home at 1251 W. 63rd Street is for sale with unpaid dues. We will attempt to put a lien on the property by notifying the property owner.

Income Statement

Colleen discussed how the HOA dues are determined. There is a base assessment based on property square footage. The remaining part of the dues comes from the services offered to the Association such as safety (off-duty patrol officers), island maintenance, snow plowing and social events. There is over a 90% participation in our Homes Association. It was explained that if, over time, someone in a house in Stratford Gardens or Suncrest joins the HOA, that house will forever be part of the HOA no matter who the owner might be. We had one new house join in 2008, Colleen reported.

New Business

Benny Lee has once again volunteered to host our 2009 Holiday Party. Thanks to Joy Krug, since resigned from the board, for arranging last year's successful party at the Lee's.

The person doing snowplowing is a Fire Captain. Tom suggested we share him with other adjoining Homes Associations to reduce costs. This will be looked into.

Nick suggested we take a poll or send out a questionnaire to residents to find out what residents would like to see happen in our neighborhood such as block parties, picnics, donation pick-up, dumpster, garage sales, etc. A survey will be put together and sent out to the membership.

It was suggested that the neighborhood garage sale be held every year at the same time. This would be the 2nd weekend in June.

Speed bumps and traffic monitoring were discussed on cut-through streets such as 63rd St, 61st Terr, 62nd St, and Huntington. All secondary streets have 25 MPH speed limits posted.

The island contract was signed with Constant Care for the year 2009/2010. Raphael planted the wishing well at the 61st/Huntington island and will be reimbursed for his expenses.

Paul, who will remain as an ex-officio board member and leader for the PIAC project at the 63/62 island, passed out the island proposal. He reported that he is trying to get specs approved and we need to hear from the city. 1st phase is Hardscape, 2nd phase is Irrigation, 3rd phase is Landscaping. The homes association may have to pay for it and be reimbursed by the city.

Tom will be in charge of this year's directory update project. Colleen will assist. HAKC has a member ledger which Tom will use to put together these directories.

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Committees

Colleen passed out committee information and duties. It was pointed out that complaints need to be about things, we, as a board, can control. Otherwise residents should call the police. We do not have an Architectural Review Board for additions to home and new building jobs. We can control vacant lots, however. If a resident requests a variance to change their residence, a variance is issued and surrounding neighbors will be notified. If a complaint comes in, the board can discuss it. As far as neighbor to neighbor nuisances, we can't do much about it. All we can do is offer advice. Colleen passed out the List of Committee and Board assignments.

President	Colleen
Vice President	Tom
Treasurer	Nick
Secretary	Phyllis
Island Maintenance	Raphael
Social	Woody
Membership	Tom
New Member Welcome	Adriana
Communication	Colleen
Snowplow	Woody
Security	Colleen
Complaints	Entire Board

Colleen reminded us that we will meet once a quarter and the next meeting will be in September.

It was suggested that everyone send an email to Colleen with ideas and questions for the questionnaire that Nick proposed.

At 8:50 the meeting was adjourned.

Minutes Recorded by: Phyllis Wilson