

Minutes for the Lyons Park annual HOA meeting

Date: June 27, 2006

Location: Arlington Elementary School

Meeting called to order 7 PM

Attendees: Jason Wheaton, Trudi Kuhn
41 homeowners

Introduction of Attendees

Review 2005 Budget:

Trudi discussed the budget, no increase in dues/assessments this year. Home owners appreciative, but would like to know a beginning balance from funds not used last year. Last years budget stated \$19,311.44 over, and where does this show in the income of the 2006 budget. Trudi will inquire, but Kimberly has been on vacation. This information will be posted with the minutes on the web after approval. Look for in about two weeks.

Ratify 2006 Budget:

Trudi discussed increases in services and material costs for landscaping areas. Increase in homeowners offset the costs. Homeowners were wondering if they could have a decrease in income. Trudi discussed that with an \$11,790 projected Net Income and Expenses at \$108,590; we should always have atleast 10% in reserve before they consider a reduction in assessments. We can further discuss next year after expenses and monitor.

Motion to ratify budget, motion seconded, All in favor – none opposed

Website Discussion:

Trudi explained the websites were donated by Jim and Jason/Greenstone Homes. The homeowners really liked and appreciated the new websites and the access to documents and CC&R's etc. Very convenient and nice site. A homeowner wanted to know if they have to pay for monthly maintenance fees. Trudi said no, she does the input and hosting of the site. Homeowner asked what happens if Association gets turned over and we do not manage anymore then who pays. At that time it would be the Association's option to close the site or have it hosted. Since the website was no initial cost to the Association, then there will be no loss if this occurs.

Jason Wheaton discussed the community update

and future expansion vision. 1 ½ to 2 years to build out. New alley product creates beautiful street scape. New section will be all alley product. They are using Hardy Plank instead of vinyl siding, and a new color palette. Garages are recessed behind the front scape of the house. A craftsman style look is the desire. Homeowners questioned the difference in style and look compared to the original section, and Jason said that diversity is good, and it will be a good variation for the neighborhood. Owners agreed, and wondered if they too could change some of their trim or paint. Jason said yes, but it had to go through ARC approval process first.

Questions:

Homeowners would like a street light at the corner of Lyons and Capri (either corner). They said it is very dark and no street lighting at all on Lyons. Jason said he would talk to city. **This has been done ☺**

Homeowners would like streets swept more often. Kevin will look at and let Danny know if needed.

Homeowners would like a sign at the park that say "Children at Play" and change the speed limit to 20 MPH. People are driving really fast and dangerous around park area. Jason said he would check with the city on the lower speed limit and signage. **We will put up a Children at Play sign, we cannot change the speed limit though.**

Meeting adjourned at 9:15 PM