

## Brayton Knolls Home Owners Association Meeting Minutes for February 4, 2008

- I. **Call to Order:** 6:35 pm President Alicia Slavin calls meeting to order.
  
- II. **Treasurer report:** Chuck White reported expense to date. Insurance of \$1800 and Post office box of \$200 for the year. Home owners questioned the amount of the Association dues. The financial forecast that was available at the meeting and is available on the website was discussed in detail on the projections for up coming years. At that the Home Owners Board has decided to lower the Association fees for year 2009 to \$100. This is a trail amount to determine if we are able to keep the dues at the \$100 amount going forward. If this does not fulfill the forecast the Home Owners Boards will increase the amount back to the annual \$150 and if needed will acquire special assessment for an amount to be determined at the time of the assessment.
  
- III. **Secretary Report:** The result of the survey that was sent out to all home owners with their invoice for year 2008 was discussed. Estimates for the improvements on the sign are on hold until spring. All sign companies will not alter the sign until everything thaws. Also the landscaping planned for around the sign will not take place until spring.
  
- IV. **New Business:**
  - a. The association dues for year 2009 have been lowered to \$100. All dues for 2008 are still at \$150.
  - b. Home owners expressed that the board has spent to much money on lawyer fees over the past three years and suggested Brayton Knolls take the city of Marengo to court to finalize whom owns the wetland. The thought behind this suggestion was to incur one or two addition costs on the subject and no further action will be needed. The board will discuss the next action as some proceeding are already in place.
  - c. Association Dues: The association dues for 2008 were due February 1<sup>st</sup>. Only half of the home owners have turn in their dues at this point. For this reason the board has decided to implement a new policy that will add an additional late fee to the delinquent home owners and take legal action if dues are not paid. A letter to each home owner will be sent out explaining the proceedings.

**V. Other:**

- a. Home Owners have been complaining about the amount of garbage that is blowing around the neighborhood. A letter was sent out to inform the residents of the city ordinance and the concern of the other homeowners. It was expressed by the board to please keep all garbage contained until it can be properly disposed.

**VI. 7:25 Meeting Adjourned**

\*meeting documented by Mark Kacprowicz Secretary Brayton Knolls Home Owners Association.\*