

Minutes are not official until approved at a subsequent Board meeting.

HERITAGE HUNT CONDOMINIUM I UNIT OWNERS ASSOCIATION MEETING
BOARD MEETING

May 19, 2009 – Clubhouse Board Room

I. Call to Order

The meeting was called to order at 2:15 p.m. by the President, Ed Plummer. Also in attendance were: Steve Verosko, Treasurer; Warren Miller, Budget and Finance Committee Chairman; George Field, Building and Grounds Committee Chairman; Frank Hoss, Legal and Covenants Committee Chairman; Autumn Delosreyes, SCS Assistant Community Manager; Bob Elks, SCS; Craig Magargel, General Manager, CMC; Linn Kezer, applicant for in-home business studio and waiver of pet regulation. In addition, a number of unit owners attended.

Ed Plummer introduced Ms. Delosreyes as our new SCS assistant community manager, Bob Elks and Craig Magargel, and asked each person attending to introduce themselves.

II. Establishment of a Quorum

It was established that a quorum was present to conduct business.

III. Minutes of the Previous Meeting

A motion was made, seconded and passed to approve the minutes of the Annual Meeting on March 10, 2009 with the notation that formal approval must be ratified at the next Annual Meeting, set for March, 2010.

IV. Treasurer's Report

Steve Verosko, Treasurer, deferred to Warren Miller to report as Chairman of the Budget and Finance Committee.

V. President's Report

Ed Plummer reported that the Lasting Impressions contract is comes up for renewal in December. A recent walk-around was completed for needs and improvements, which will lead to a work proposal from Lasting Impressions. An contract estimate is expected from TruGreen for consideration. George Field stated that Lasting Impressions has been cooperative in fulfilling our warranty and responding to requests.

Ed states that proper trash and recycling habits continue to be a problem. Only secure bags should be placed in the chutes, and no boxes or rigid items, which block the compactor. No plastic bags should be placed in recycling containers.

Ed thanked owners for their cooperation in removing cars for the recent garage cleaning which went smoothly. The power vacuum was effective and efficient for removing debris and dirt prior to the hosing step.

Ed noted the brief discussion in the May HHCI Newsletter regarding our community's age restrictions. CMC management recently stated an interpretation of the age rules that has led our Condo Board and Legal and Covenants Committee to study the matter with the conclusion that the rules are generally misunderstood and there is nothing in the rules that supports the CMC position. Ed said that the Board was drafting a letter to Mike George, President of the HH HOA, to address the issue.

VI. Management

Autumn Delosreyes reported that on the last quarterly inspection East Coast Fire Protection was found some gauges that needed replacement due to age and their intention to replace the gauges at their next scheduled maintenance in July. George Field noted that the last inspection was performed without prior notice as we requested on all service calls. Both George and Ed agreed that they are available to accompany service personnel on site visits to assess problems and monitor work being done.

Autumn is working with the Board to review vendor contracts that are up for renewal this year: ABS for building mechanical systems, J & B cleaning, Woodson snow removal, & Lasting Impressions for landscaping and irrigation systems.

VII. Committee Reports

Building and Grounds Chairman, George Field, reported that he has regular meetings with Lasting Impressions personnel and they are responsive to requests. He reported that Ed McEnroe is knowledgeable about landscaping and helpful in suggesting additions and improvements.

George reported that Summit Roofing will be replacing the roof over the entry to Building B. The original roof designs for the entrances to both buildings were poor choices and have had leak issues. The shingle style roof on Building B is being replaced with a membrane style that should resolve the leaks. Building A has a standing-seam metal roof that has leaked in the past but has apparently responded to Lennar's repairs last year.

George has been exploring options for street signs to designate our end of Chelmsford Drive with "No Outlet." The hope is that signs will discourage wandering motorists.

George has also recommended signs to slow cars driving inside the garage and adjoining driveways. Several people have complained about excessive speed inside the garages.

Craig Magargel had a sign catalogue with him which he provided to George.

George asked residents to refrain from propping elevator doors open with objects. The door will make three attempts to close and then lock up. This results in an expensive service call for a technician to reactivate the door.

George noted that there were areas of burnt grass at the north end of each building near the side exit. The cause is thought to be either from dog urine or improper disposal of

chemicals. Lasting Impressions will be repairing the grass in these areas. Dog owners are asked to avoid letting their dogs urinate on the same spots over and over.

George noted that there has been a problem with dogs being allowed to urinate inside the B Building garage on wall near the handicapped parking space next to the elevator lobby. Dogs should never be allowed to urinate inside the buildings. A sign has been posted over the spot and anyone caught allowing their dog to urinate inside a building may be held accountable for the damage and any necessary repairs.

Budget and Finance Chairman Warren Miller reported that we received a good accounting on the 2008 Final Audit. The finances are in good shape with assets of \$402,000.00 and liabilities of \$45,000.00. Excess owner assessments, identified in the 2008 audit, have been transferred to the Reserve Fund and this has restored reserves to target levels after being drawn down last year for repairs and improvements. The result is that we have been able to make some substantial repairs and improvements without having to impose a special assessment.

We have adequate operating funds, \$43,000.00 in a Money Market fund and \$330,000.00 in CD's. Warren noted the reduction in interest income due to the economy.

Warren reported that Bill Goetz is exploring options to reduce electricity expenses, including residential vs. commercial rates that apply to some of our meters. Electricity represents our largest expense. He notes that the HH community is split between NOVEC and Dominion in providing service. Our condo is served by NOVEC which has higher rates than Dominion. This split is thought to be due to the HH property extending into the different service areas of these utilities.

Warren has prepared a breakdown of our \$355 per unit per month assessment by budget category and placed a copy in the notebook in each building's lobby. He noted that the assessment would be much higher if George Field and Ed Plummer were not providing their services regularly as volunteers doing work that would otherwise be performed by hired contractors.

Warren notes that it is essential to check every expense and monitor for errors. The Association received a recent bill of \$1,200.00 for tree plantings, which is being checked since we did not receive the materials listed. It appears that the work was actually done for the HOA.

Legal and Covenants Committee Chairman Frank Hoss reported that applications had been received from prospective-new-owner Linn Kezer to waive the pet policy to allow for a third cat and to authorize an in-home music studio business. He turned the floor over to Mrs. Kezer.

Mrs. Kezer presented a detailed description of her pets, three cats, and her need for their companionship and support in the aftermath of several personal losses in the past year.

Mrs. Kezer also outlined her proposed in-home music studio. She stated that her clients are adults and children who she believes will pose no threat to the community and that she believes there will be no offensive noise or inconvenience to the other residents. She stated that she is financially dependent on continuing her business and alternatives outside her home are not attractive as she has to share her income with the outside studio.

A lengthy discussion followed among those present. One resident who has a prior friendship with Mrs. Kezer vouched for her character and felt she would be an asset to the community. A show of hands represented a large majority of owners opposed to granting approval of an in-home business.

Frank Hoss reported that at the Legal and Covenants Committee Meeting on May 11, 2009, considered Mrs. Kezer's requests. Sixteen unit owners were present and others submitted e-mail opinions, which overwhelmingly opposed the establishment of an in-home music studio business. One communication proposed approval on a trial basis with conditional renewal. Opinion about allowing a third cat was split.

Frank reported that the Committee vote split on the cat waiver, two opposed and one for allowing three cats. The present rule sets a limit of two pets. The Committee voted unanimously to recommend to the Board denial of Mrs. Kezer's application for an in-home music studio business.

The Committee cited the following for their reasoning:

- Allowing this particular permit would be contrary to the already established rules of the Association, to-wit – Section IIF (In home Businesses) wherein it provides, in pertinent part, "Public visits are prohibited..." The students coming to the applicants unit for lessons would clearly be part of "the public."
- The regular coming and going of these students could present both security and foot traffic problems.
- The very nature of the business enterprise gives significant cause for concern as to allowing other unit owners to enjoy the peace and quiet of their homes.

After hearing the discussion and addressing the concerns of all those wishing to be heard, the Board proceeded to a decision. A motion was made by Steve Verosko to deny Ms. Kezer's waiver to keep three cats in her unit. The motion was seconded by Ed Plummer and passed.

Steve Verosko made a motion to deny Ms. Kezer's application to maintain an in-home music studio. Ed Plummer seconded the motion and it was passed.

Ed Plummer noted that Vice President Kay Franklin, who is away recuperating from surgery, sent her proxy stating her opposition to waiving the pet rule or allowing an in-home music business.

The committees formal recommendations and signed Board decisions are included with these minutes as Attachments 1 thru 4.

Frank Hoss also presented an issue that was discussed at the May 11th Committee meeting. A unit owner alleged that another owner was observed allowing his dog to urinate on the wall in the garage lobby. The site was photographed showing damage to the wall which will require repair. The site had apparently been used more than once. George Field made temporary repairs and cleaning, disinfecting and odor control. A sign was posted to restrain dogs from this activity. The Committee will request a meeting with the alleged owner to show cause why he should not be fined and/or pay for the damages.

Party Committee Chairwoman Barbara Dunn outlined plans for a picnic on Saturday, May 23rd behind the A Building.

VIII. Adjournment

There being no further business, the meeting was adjourned at 3:37 p.m. The next meeting of the Board will be held July 14, 2009 in the Clubhouse Board Room.

Respectfully submitted,

Barbara Dunn

ATTACHMENT I

**HERITAGE HUNT CONDOMINIUM I
COVENANTS COMMITTEE**

The Covenants Committee, after the review of the application of:

LINN KEZER [Contract purchaser – Unit 201A]

For: Waiver of the two pet rule to enable the applicant to house three cats.

HEREBY RECOMMENDS:

Denial

Suggested Stipulations if applicable:

Comments:

- 1) Committee members Goetz and Schultz were in favor of the denial, Committee member Hoss was in favor of granting the request [with conditions]
- 2) This matter does not have to be considered by the HOA

Committee Chairman

Date – 5/19/09

ATTACHMENT II

HERITAGE HUNT CONDOMINIUM I
BOARD OF DIRECTORS

THE BOARD OF DIRECTORS AT ITS MEETING ON:
HEREBY:

Denies

The application submitted

BY: LINN KEZER [Contract purchaser – Unit 201A]

FOR: Waiver of the two pet rule and allow the applicant to house 3 cats

CONDITIONS/STIPULATIONS:

COMMENTS:

THE BOARD VOTE:

5/19/09

Board votes unanimously to deny

petitioner's request.

Eric Pfeiffer, President
Tina

Ray Franklin, Secy

ATTACHMENT III

**HERITAGE HUNT CONDOMINIUM I
COVENANTS COMMITTEE**

The Covenants Committee, after the review of the application of:

LINN KEZER [Contract purchaser – Unit 201A]

For: Permission to operate an in home music instruction business.

HEREBY RECOMMENDS:

Denial

Suggested Stipulations if applicable:

Comments:

- 1) The committee was unanimous in recommending denial of this request.
- 2) The applicant must also attempt to gain approval for this request from the HOA. The committee recommends that the HOA be advised of the action taken by the Condo Board
- 3) The committee cites the following as reasons for its recommendation:
 - a) Students coming to the condo for lessons would constitute the “public” and would therefore be contrary to Section II F of the Rules and Regulations
 - b) Students coming to the condo could present both security and foot traffic problems.
 - c) The nature of the proposed business would likely interfere with rights of other unit owners to enjoy the peace and quiet of their homes.

Committee Chairman

Date – 5/19/09

ATTACHMENT IV

HERITAGE HUNT CONDOMINIUM I
BOARD OF DIRECTORS

THE BOARD OF DIRECTORS AT ITS MEETING ON:
HEREBY:

Denies

The application submitted

BY: LINN KEZER [contract purchaser – Unit 201A]

FOR: Permission to operate in home music instruction business.

CONDITIONS/STIPULATIONS:

COMMENTS:

THE BOARD VOTE:

5/19/09

Board votes unanimously to

deny petitioner's request. Edin Pliny President

[Signature] Treas.

Kay Franklin by proxy