

Alden Glen Board of Directors
Meeting Minutes
July 10, 2007

Members Present: Jennifer Savory, Mark Fox, Elaine Clements, Kim Doermann, Mary Hanson, Zhihai Liu, Dorothy Ogilvy-Lee

Others Present: Lisa Williams (SFMC), Janie Irvin, Odell Irvin (Homeowners)

-Meeting called to order at 7:30PM.

1) Homeowner Issues and Correspondence

- a. J. Irvin and O. Irvin- Damage occurred to the siding of their house which they believed occurred because of a falling tree branch. The falling tree branch occurred because of the homeowner association's contractor pruning trees on common property. The trees on common property fell over the Irvin's property. Their homeowner's insurance is covering the damage done to the siding but they are requesting the Association to reimburse them the \$1000 deductible.
- b. Discussion of photos or viewing of damage.
- c. Discussion of the length of time that has passed since the damage occurred and when it was noticed.
- d. Damage will be fixed on Thursday

2) Meeting Minutes

Board reviewed the June 2007 meeting minutes.
Motion made to approve June minutes as amended, motion as made, seconded, and carried to approve.

3) Financial Management

- a. Operating account has \$30,088 before dues
- b. Reserve account has \$56,980 and growing, yet there have been no capital repairs this year.
- c. Delinquent accounts have come down considerably
- d. Ground maintenance needs to be divided by 10 and not 12, because it is only a 10 month payment cycle and not 12.
- e. Legal fees are \$3000 over budget.

4) Committee Reports

- a. Architectural Review Committee
 - i. The ARC thanks L. Williams for the walk through
 - ii. ARC will review the inspection report provided by SFMC

- b. Parking and Roads Committee
 - i. D. Magnet absent from meeting
 - ii. Discussion of seal coating and crack fill on Artery and Glen Alden done in the fall
 - iii. The Board reviewed correspondence submitted by Community Enforcement Services.
- c. Nominating, Trash and Communication
 - i. No Report

5) Old Business

- a. L. Williams has talked to Centex about repairs that have not been completed
- b. Discussion of Centex
- c. Send agreement and photos of damage that has not been repaired to Centex and they will be given 30 days to get back to the discussion
- d. Swing seat for tot lot 1 to be installed next week
- e. L. Williams will be out at the property tomorrow to look at what street signs need to be repaired.

6) New Business

- a. Homeowner is refurbishing her home and would like to rent a POD
- b. Board suggests allowing homeowners to have a POD for 48 hours with Board approval
- c. Discussion of widening Holly Ave. for more parking
Motion that the Board not pursue additional parking, motion was made, seconded, carried to approve, 6 approve, 1 abstain

The Board adjourned into Executive Session.

Motion to adjourn at 9:15PM.