

**Alden Glen Board of Directors  
Meeting Minutes  
November 13, 2007**

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

**Others Present:** Jennifer Galinski-Kildee, Jennie Franceschi, Maria Crocco, Aaron Morton, Ami Pape (Counsel for Alden Glen), Lisa Williams (SFMC)

I. Meeting called to order 7:30pm

D. Magnet motion to amend meeting agenda to put Ami Pape first.  
Motion seconded and carried to approval. 8 for 1 abstain.

A. Pape discussed the potential for a discrimination lawsuit for actions of 1 board member. Renters being “singled out” by an individual on the board, NOT the board as a whole.

A. Pape stated this board member does not have the right to act their own and represent the board.

A. Morton gave ex. Of trash that has been put out early in his corner of the community. Several homes received notices on their doors- ALL of these people were minorities, with the homes of the whites skipped. A. Morton is concerned about people digging through trash.

This is NOT representative of the board and the notices were not approved by, nor sent out by the board through Service First.

Suggestion of putting trash out on own property. Once trash has been set out in common area, it is free game

Formal written policy could be adopted that board members may not go through any indiv. trash as a board representative.

A. Pape drew up a “Code of Conduct” – if put in place, board may censor any indiv. Board member for any actions such as this that are not board sanctioned. If this continues, a special meeting can be called, and a majority of the residents can decide to remove a board member.

Discussion of homeowner wanting to sue the board for the ARC not doing their job, to their standards. Yes, an indiv. May sue the board, if they are willing to pay the legal fees involved. Eventually, the Association will pay for it requiring dues to be raised for all homeowners.

J. Franceschi – discussed ARC violations on Artery Drive – inquired as to what was being done.

M. Fox – the board can be at any stage in the process of correcting these violations and one cannot tell by looking at the houses.

L. Williams suggested calling SFMC to report these houses.

A. Pape said that should we go ahead and pass the Conduct Resolution, she will email the board a copy of the policy. If the board decides to adopt this resolution outside of the regular meeting, it will need to be ratified at December's meeting.

A. Pape discussed possibility of suing Horizon Daycare for not paying its part of the snow removal for previous years. She will send letter to Mr. Jackson.

A. Pape spoke with Counsel for Centex about regrading several areas in our community which were never completed.

Motion to enter Executive Session – 8:24pm

## **II. Executive Session**

Based on the Constitutional Rights of Free Speech, signs are permitted on cars, but not on houses.

A. Pape suggested increasing our line item budget for 2008 and increasing the legal bill line item by 35%.

Motion to adjourn Executive Session 8:43pm

## **III. Homeowner Forum**

J. Kildee – update on vandalism since last letter went out.

No trespassing signs and Tennis Court and Basketball Court signs have been posted – now police can enforce and prosecute those in violation of the rules on the signs.

M. Crocco – Requested that in the next newsletter, homeowners are asked to send her their email addresses to start a group list for selling items, getting group rates on home repair items, etc.

Discussion of tracking cars which are violating parking rules.

Request for “welcome packet” for new homeowners. SF sends out a generic packet to all new owners.

Discussion of Board going in and “fixing” what is wrong with specific houses and then billing the owner.

A. Pape “perfect way to bankrupt the association”. Judges do not care for “self-help” and the association will not recover the money.

Motion to approve minutes for October.

Motion seconded and passed 8 for 1 abstain.

**IV. New Business:** D. Magnet – motion to approve document Ami left with us outside board meeting, within 1 week. Motion passed 8 for, 1 abstain. Document will then be ratified at Dec. meeting.

Motion to approve to write off money owed by homeowner in Exec. Session except \$10.00 for legal fees. Passed 8 for, 1 abstain.

Discussion of sidewalk repairs. D. Magnet motion to vote on sidewalk company via email in next 7 days.

Discussion followed and argument ensued.

D. Magnet – motion to adjourn meeting early.

Did not get to Committee Reports and Financial Management.

Meeting adjourned at 9:24pm.