

**Alden Glen Board of Directors  
Meeting Minutes  
January, 8, 2008**

**Members Present:** Jennifer Savory, Kristie Bissell, Elaine Clements, Mary Hanson, David Magnet, Mark Fox, Zhihai Liu, Dorothy Ogilvy-Lee

**Others Present:** Lisa Williams SFMC, Emilie Castro, Grant Pinto, Kim Doermann, Jennie Franceschi, Maria Crocco, Marty Stein

**I.** Meeting called to order 7:30pm

**II. Administrative:** Approval of agenda

M. Fox introduced Kristie Bissell- new board member and Treasurer

L. Williams – SFMC offers course on reading financials

M. Fox noted homeowner intent to audio tape meetings

Approval of minutes from December meeting

Approval of Special Meeting minutes from December meeting

G. Pinto needs Nov. minutes for website. J. Savory will email to Board and will ratify them at the Feb. meeting

**III. Financial:**L. Williams – auditor will complete year end financials and we will receive after L. Williams receives them.

Operating Acct: \$11,430

Money Market: \$76,000

Reserves : \$96,370

The difference of \$13,000 year end will adjust once audit has been completed.

L. Williams suggested more landscaping for front of community in front of signs

D. Magnet suggested shrubbery barrier on easements

E. Clements asked about amount for all front and side yards to be done by Shenandoah

D. Magnet – need to replace Stop signs/parking signs

Discussion of Reserve study – every 5 years

Discussion of increasing legal fees

**IV. Committee reports:**

1. **ARC** – Reviewed app. – denied – homeowner must select own siding color.  
ARC has never selected siding for a homeowner.

L. Williams to meet with J. Savory to discuss homeowner violations

Discussion of colors and addition of new colors

D. Ogilvy-Lee suggested including siding/window colors to color chart before spring.

M. Fox discuss “anonymous” letter

L. Williams spoke with A. Pape (counsel) – should be discussed in Executive Session – legal issue.

**2. PRC** – D. Magnet – best way to handle Visitor Parking- if you see them – can write warning sticker and fill out info on back of sticker and give to David. If see it second time, have vehicle towed.

L. Williams will update board members names for Battlefield Towing

M. Fox - call police if see violation in fire lanes on Holly Ave.

Discussion of specific cars, trucks – repeated violators.

IF there is a ladder rack, it IS considered a “commercial vehicle” and may not park in assigned spot.

Board members should put Service First’s phone number on warning sticker.

**3. Communication** – M. Crocco brought blurb to put in newsletter

M. Fox asked for volunteers to do newsletter – M. Crocco, K. Bissell and J. Franceschi volunteered.

Newsletter to be approved by board members via email – will do quarterly newsletter.

**V. Old Business:** Centex has made all repairs except the mailbox in rear of community.

American Disposal: L. Williams reported that they waived the Christmas tree pick up fee

**VI. New Business:** L. Williams found sandwich board for monthly meetings - \$125. L. Williams will email picture of board, Board will view and then ratify at Feb. meeting.

**VII. Homeowner Forum:** E. Castro – Happy with Board now. Discussion on how community looks “unclean” Shenandoah not doing good job. Upset about receiving violation letter after work had been completed.

Discussion about teens playing basketball late – instructed to call non-emergency police.

J. Franceschi – discussion about broken water line and blocked sidewalk in front of house. L. Williams will look into it. Contractor currently working on fixing the pipes. Board can enforce debris removal from property, but not length of time work takes.

Question of dates that canopies and tents in back yards can go up and come down

L. Williams asked J. Franceschi to email her addresses of problem homes

L. Williams is required to do 1 annual walkthrough of community

J. Franceschi discussed exposed cables in Tot Lot 1.

M. Crocco – suggested that when SF sends 2<sup>nd</sup> notice to homeowner of violation, could add “if already repaired, please disregard this notice”

Discussion of parking violations and possibility of use of parking stickers – would be administrative nightmare to keep up with homeowner and renter cars, new homeowners, etc.

G. Pinto – discussion of trash issue – despite letters stating trash policies, people are ignoring rules. Report to J. Savory if see people place trash out early, and then J. Savory will report to L. Williams.

Suggestion of sending letters to entire row of homes where trash is placed in common area – L. Williams addressed this in regard to upset homeowners who feel unfairly targeted.

M. Stein – complained about neighbor with refrigerator in back yard. L. Williams to send 2<sup>nd</sup> violation notice. Also issue at this house with people coming and going through back door all night and using visitor spaces nearby for their vehicles.

Asked about sidewalk repairs – April 2008.

K. Doermann – asked ARC about canopy rules – when they can go up and when they should come down – April-October

Discussion of matching storm doors, how ARC handles violations, etc.

D. Magnet asked K. Doermann if she wrote the latest “anonymous” letter – K. Doermann replied that she “handed it to a homeowner”.

**Move to Executive Session – 8:55 pm**

Move to Regular session

Motion to write off \$674 of foreclosure fees – carried to approve unanimously.

Meeting adjourned at 9:35pm