

Minutes

November 5, 2007

Meeting opened at 7:00 pm

Present:

Ben Herman, President
Kathryn Higley, Secretary
Fred Bruck, Treasurer
Jim Bowey, member-at-large
Tom Meier, member-at-large
Dave Stubbs, DLS Associates

Owner participants: Brian Egan, Mike Miller

Owners Forum –

Mike Miller, PATOA member, presented his concerns regarding the construction occurring at 3310 Poppy, particularly with regard to the consistency of the new build with the existing architecture. ARC member J. Bowey indicated that the construction had been approved and was in compliance with both CC&Rs as well as city code. However, the possibility of alteration of the backyard retaining wall at the same residence was raised, and will be investigated by PATOA management.

In response to Mr. Miller's concerns the Board directed the ARC to consider the need to adopt a "good neighbor policy" which would notify neighbors of pending activities at a residence. J. Bowey will draft text for the ARC to review. It remains to be determined if all PATOA members will be notified (probably via the website) on pending ARC-approved actions. It was also noted that the ARC should, at the completion of activities, ensure that work was done consistent with the approved plans.

Brian Egan, PATOA member and webmaster requested that the Board members provide the minutes in a more timely fashion for posting. The Board agreed to do its best.

Old Business:

Previous minutes approved subject to minor corrections.

Suggestions from the Picnic committee – while the picnic was viewed as a success, the recommendation is to have it earlier in the year, to coincide with more pleasant weather; perhaps a month earlier.

Management Consultants Report:

Annual Corporate Registration fees of \$50 to be paid; officers need to be identified as part of the process. The officers identified are:

- Fred Bruck, treasurer

- Ben Herman, secretary
- Kathryn Higley, president (protem)

Resolution of landscaping issues at 3340 Poppy have yet to occur; a completion date of Sept 30th was previously established for the work; ARC member J. Bowey will meet with the homeowner to ascertain the status and determine a possible path forward. The possibility of a lien on the property remains as an option for consideration. DLS will forward J. Bowey the Consultants dossier on this site.

Forthcoming budget items for consideration include seal coating of the asphalt path that crosses the open space from Huckleberry to Poppy. It may be possible to coordinate this effort with the Meadows to lower overall project costs.

Treasurer's Report

Fred Bruck reviewed bank & financial statements & disbursements; all appear in order, reserves are fully funded. The projection is for a small surplus this year.

Committee Reports

No ARC report

New Items

Tree trimming status – T Meier requested the schedule for this activity; DLS will check with Stutzman landscaping services to determine the answer;

A request was made to the webmaster to post a notice about the need for homeowners to bark/mulch around their trees.

A recommendation was made that DLS solicit bids for landscaping in anticipation of contract negotiations/renewal for Stutzman Landscaping

Budgets:

The Treasurer provided a draft budget for the forthcoming year; slight modifications were made to allocations within categories; a revised budget will be supplied to the Board; the president (Herman) moved to accept the revised budget with a continuation of the \$520 assessment per unit charged in the previous year. The motion was seconded and approved by the Board.

Next meeting will be on Dec 10th at 7:00; the meeting was adjourned at 9:00.