

Board meeting of Stonecroft Home Owners Association

7:00 pm 7/24/12 Dean's home

Present:

Dean Huitsing, President

Herb Blow, Treasurer

Larry Bowling, Secretary

Talked about paying Tori for past and present work. It was decided to pay Tori but payments to be made in the future only after an estimate is received and approved by board prior to work being done. Dean will inform Ingrid as such.

Front entrance ---solicit ideas from owners. Larry to get drawing from neighbors John & Wilma for entrance. Dean will get bids from landscapers.

Mauer service- discussed whether they have been mowing with the drought, and if he is charging without performing the work. Need to monitor his work. Will he give us a credit for pipeline and other common areas if we only have him do front entrance. Dean to talk to Ingrid and have her instruct Mauer to only mow retention areas once a month, other common areas every two weeks, and the irrigated entrance area on a regular schedule or as needed.

Monument tuck pointing --- Larry said the work was to have been completed over a week ago, but no one knows if it was done. Dean to follow up with Ingrid.

Garden encroaching on common ground – discussed whether homeowner could be granted a variance (if requested) based on Article V Section 7 of the Indentures. Two Board members felt that a variance would not be justified in this case. The Board decided the garden should be removed because it is on common ground. Board to meet with Bruce on 7/25 7:00pm. Dean will request a copy of letter sent to Bruce from Ingrid.

Discussed bank account. Is it an escrow account. If not we need to make it an escrow account. Dean will discuss with Ingrid

Discussed DNI contract renewal. Looking at other companies. Larry has quote from Rafco and Herb has quote from City & Village Tax Office.

Some discussion of putting pipeline common area in names of adjoining property owners. Needs a lot of work and will take time. Discussed whether other common areas would remain common area. Possibly done on a case-by-case basis.

Dean recorded lease agreement for common area behind him.

Herb bought up DNI charge of \$210 to 4418 Millcroft Drive homeowner at closing. Herb to follow thru with Ingrid.

Adjourned at 8:15.

7/25/12 7:00 PM board met to go talk to Bruce

Received copy of letter DNI sent to Bruce.

Met to go to see Bruce and discovered that letter sent by DNI did not appear to conform to paragraph 3.2.4 of bylaws. Decided not to go see Bruce. Dean to tell Ingrid to follow proper procedures and send new letter to Bruce.