

Hartsfield Village HOA  
Board Meeting

Date: Jan. 22, 2009

Location: 2284 Nannas Loop

Individuals in Attendance:

Sterling Arms, President

Regina Lindsey, Treasurer

Rosetta Waymon, Member-at-large

Alan Peltz, HOA member

Meeting commenced at 6:30pm

Review of Special Board Meeting Minutes for Ditch Development

- Anticipated construction date early February 2009

Discussion of Budget v. Actual 2008 Financial Information

- Dues payments were as projected with the addition of dues in arrears for \$1300
- Unanticipated expenditures for dues collection letters, repair of the front entrance
- The repaving on Foster Dr which used the surplus from previous years and the current year
- Unanticipated revenue from the Tippacanoe Hills development for \$3000

Discussion of the Fiscal 2009 Budget with the following proposed changes:

- Increase legal fees an additional amount to \$300
- Increase copy cost by \$50
- Adjust other sums to reflect the full expenditure of all estimated receipts

Discussion of approaches to reduce delinquent accounts suggested by Alan Peltz

- Contact CONA for a Lien letter format
- Contact Mortgage Company to inform of the delinquent dues status
- For rentals, contact the property management for a current mailing address
- Pending Items:
  1. Acquire documentation that the damage was caused by the accident from Tallahassee Police Dept.
  2. Recommended application of weed control to prevent over-growth behind the fenced area

Discussion of the Sarah Carraway letter that was sent to our attorney of record at Pennington, etc relating to the required amount of annual dues based on increases made by the Board and that voted by the homeowners

- Determined that no current action required unless an attorney is retained

Vehicles requiring towing

- Vehicle at 2278 Nannas Loop owners name to Judith to write a letter to request removal

Board approved the distribution of handouts to the homeowners along the ditch to inform them of the proposed construction

Board approved to purchase road maintenance materials

Rosetta will research the following items

- Liability Insurance for the Board members
- Estimated cost to paint the front entrance fence
- Request removal of white vehicle in front of Geneva Walkers

Meeting adjourned at 8:00pm