

The Hill at Moody Point Home Owner's Association
Annual Meeting
August 29, 2013

The meeting took place at the home of Bill Bunting, 13Eagle Drive.

The meeting was called to order by President Bill Bunting at 6:30 pm.

In attendance were: Bill Bunting, Dick and Jeanne Ormrod, Jackie Thomas, Bill and Julie Kath, Drew Remignanti, Jacques Navarre, and Val Shelton held David Bamford's proxy. Denise Scotti was there representing True North Property Mangement.

A quorum was established.

Acceptance of the 2012 Annual Meeting Minutes: There was discussion regarding which tree Bill Bunting had referenced in discussion, but it was deemed unnecessary to change, as the tree is not dead. There was a motion to accept the minutes as written. The motion was seconded and carried by a unanimous voice vote.

Financials: The 2013-2014 Budget was reviewed by those in attendance. Dick Ormrod explained that the items on this year's budget are all fixed costs. It was explained that the board wanted to try and keep the HOA fee's as low as possible, but that left little surplus. There was discussion regarding keeping the proposed budget, but giving the board permission to draw on the reserve fund for unforeseen contingencies.

There was discussion regarding the road repairs needed at the end of Eagle Drive to repair cracks and other damage made when the MPCA installed new water tanks. There was also discussion regarding the view cutting needed in the rear of the Viola's unit along the stonewall, and how to pay for these two items.

There was a motion to budget \$2000 for Eagle Drive repairs, and \$1000 for view cutting and \$2000 for reserves, by increasing the condo fee to \$325. This motion was seconded. The floor was open to discussion.

It was discussed raising the HOA fee to only \$310, as opposed to \$325, as the reserve fund is in good shape, and it is not necessary to build it up further. There was a question regarding capital improvements, and how often it was necessary to redo the roadway. It was discussed to wait to repave the roads until after the Lots had been built on.

The motion was amended to transfer \$2000 surplus from 2012-2013 into the reserve fund, budget \$2000 for road repair, and add \$1000 to the budget for view cutting. This would increase the HOA fee to \$310.

It was unanimously agreed to amend the motion.

It was unanimously agreed to accept the amended motion.

Old Business: There was discussion regarding possibly increasing the \$100 lot fee. Val Shelton explained that was impossible because the fee is set in the deed.

New Business: Bill Bunting explained that there is a lot of crab grass and would like Urban Tree to come back out for a post emergent treatment.

The Association would also like Ted Alex of True North to contact Blanchette Landscaping to mow all the way down to the stonewall, in the rear of 17 Eagle Dr.

Committee Reports:

CLC: The CLC needs a web maintenance volunteer to update the Hill portion of the website. J. Ormrod volunteered.

Water Systems: The Water Systems rep stated that the Total Dissolved Solids has improved slightly from the previous years. There also is a new monitoring system

in place at the lift station, which is linked directly to committee member's computers, as well as the monitoring company.

EC: Lot 4 cutting will be discussed at the MPCA annual meeting in September. Julie Kath will ask Al Pace to include an hour or two to view trim behind Viola's per their needs for a better view.

Elections: Dick Ormrod was nominated, and seconded to fill his expired position. It was voted on and passed unanimously.

Motion to adjourn was made at 7:40 pm. This was seconded and accepted unanimously.

Respectfully submitted by:

Denise Scotti

8/30/2013