

**Homeowners Association of the
Estates of Apple Valley**
Minutes of Annual Meeting
April 13, 2004

The annual meeting of the Homeowners Association of the Estates of Apple Valley was held on Tuesday, April 13, 2004 at Oakdale School. President Dick Dutton called the meeting to order.

Those in attendance were:

Dick Dutton	Charles Kaiser
Darryl Schmidt	Kent Wheeler
Paula Wheeler	Mike & Linda Depue
Frank Wheeler	Londell McKinney
Dan & Gayle Andrews	Trent Pipes
Jim & Theresa Green	Terry Brittenham
David & Ann Yost	David Berg
John Morrison	Bob & Margaret Lane
Mike & Kathy Leviant	Bob Kirven
Bob Hale	

President Dick Dutton welcomed everyone. Mike Leviant made a motion to waive reading of the 2003 annual meeting minutes. Londell McKinney seconded.

Charles Kaiser presented the 2003 Income and Expense Statement and the 2004 Annual Budget. David Berg questioned the need for future dues increases and does not believe the board should raise dues to increase a budgetary surplus. David Yost indicated that a \$10,000 to \$15,000 surplus should be adequate to handle any unforeseen issues that may arise. Dick & David indicated that the board has no plans to raise dues in the foreseeable future.

Mike Leviant made a motion to approve the 2004 Annual Budget. Bob Hale seconded.

Londell McKinney & John Morrison volunteered for Park Committee. They plan to help keep the lower and dead branches pruned from the trees in the wooded area of the park. They will also monitor the algae levels in the pond and seed the Fescue when necessary.

Theresa Green asked if the playground equipment in the park had been inspected for signs of deterioration and wear. Dick Dutton suggested referring this issue to the long-range planning committee to explore and recommend maintenance and safety issues.

Dick Dutton advised that he had been contacted by Witcher Baptist Church who invited the HOA to participate in their annual Easter egg hunt and share expenses. Several in attendance agreed that it would not be appropriate to use money obtained from dues for charitable purposes.

As a result, Londell McKinney made a motion to create a Social & Charitable Events Committee to raise funds separately from the association dues for such activities. David Yost seconded the motion.

There was a general discussion, led by Dick Dutton and Terry Brittenham, of expanding the current Board of Directors from 3 to 5 members and staggering the terms. Dick Dutton will follow-up on means available to amend by-laws, which is required to increase the size of the Board of Directors.

Regarding nominations to the Board of Directors, David Yost indicated he will continue to serve as needed, while Terry Brittenham and Dick Dutton offered to step down if others want to serve as board members. Mike Leviant recommended keeping continuity by retaining the present board.

Londell McKinney made a motion to retain the current board of directors. Mike Depue seconded.

Discussion of amending the current By-Laws led to the suggestion of creating a committee to explore ways to effect amendments. Mike Leviant volunteered to serve on this committee.

Bob Hale and Terry Brittenham discussed a potential safety issue surrounding "Big Trash" pick up days. They indicated that several homeowners are placing limbs and other yard waste in the streets rather than on the grass surfaces, to avoid damaging their lawns. This causes blind spots on corners and presents a problem when children are playing nearby. Both urged neighbors to avoid placing limbs, etc on streets when possible and be extremely cautious when driving through obstructed areas.

There was a brief discussion of the fire department hookup at the pond being stolen. David Yost indicated he was attempting to get it replaced. He will have to get the fire department involved to ensure that the proper equipment is installed.

Kent Wheeler led a discussion on ways to improve attendance at annual meeting. He suggested offering childcare services, having a pot luck dinner, or possibly a "calling chain" to verbally remind and invite homeowners to the meeting.

It was suggested that the following committees be developed with the chair of each committee being a member of the Board:

- Park Committee
- Long-Range Planning Committee
- Social & Charitable Events Committee
- By-laws Committee

The meeting was adjourned.

Submitted by:

Charles Kaiser, Secretary-Treasurer
The Homeowners Association
of the Estates of Apple Valley