

**Homeowners Association of the
Estates of Apple Valley**
Minutes of 2007 Annual Meeting
held on April 29, 2008

The annual meeting of the Homeowners Association of the Estates of Apple Valley was held on Tuesday, April 29, 2008 at Oakdale School. President Charles Kaiser called the meeting to order at approximately 6:30 pm.

Those in attendance were:

Dan Andrews	Terry Brittenham
Mitchell & Anne Chouteau	Steven Custred
Jim Green	Walt & Barbara Greenwood
George Holbert	Mike Leviant
John Morrison	Kristye Shores
Mark Wolfe	David & Ann Yost
Charles Kaiser	

Charles Kaiser welcomed everyone and introduced the current board of directors, David Yost, Terry Brittenham, and Steven Custred.

Old Business:

Those in attendance were provided copies of the 2007 annual meeting minutes. Charles Kaiser asked for a motion to waive reading of the minutes. Mike Leviant made a motion to waive reading and accept the minutes as written. The motion was seconded by Walt Greenwood.

Charles Kaiser presented the 2007 Income and Expense Statement. A copy was given to all persons in attendance. There was a brief discussion as to whether the HOA should be filing a tax return reporting the interest received on the interest bearing savings account. Charles Kaiser will attempt to get an answer to the question.

The 2008 Annual Budget was discussed. A copy was presented to all persons in attendance. There was a brief discussion regarding the remaining tree limbs as a result of the December 2007 ice storm. It was also discussed that we need to look at correcting the flow of natural water runoff in the park. The runoff is eroding the soil and exposing tree roots and sprinkler equipment. As there were no other discussions, Dan Andrews motioned to approve the 2008 Annual Budget. Walt Greenwood seconded the motion.

Regarding the election of the board of directors, there was a motion made to retain the current board. John Morrison seconded the motion.

New Business:

There was a suggestion by Kristye Shores to find environmentally safe lawn care pesticides. David Yost suggested contacting Bill Greer at the OSU extension office. Once the information is obtained, we will post it on the HOA website.

Kristye Shores also raised the issue of cars speeding through the neighborhood. It was suggested that reminders be sent to homeowners with quarterly billings. Another suggestion was "creative signage" rather than official speed posting signs.

Mike Leviant asked about the properties located at the corner of Air Depot & Britton and the corner of Air Depot & Hefner owned by the developer, David Yost. David indicated that there were no current plans for development on the property at Air Depot & Hefner and that the plans for additional lots at the corner of Air Depot & Britton are on hold pending city planning approval.

HOA Directories were available for those in attendance and those not in attendance received them in their mail box.

Adjournment:

Mike Leviant made a motion to adjourn. Walt Greenwood seconded.

Submitted by:

Steven Custred &
Charles Kaiser
The Homeowners Association
of the Estates of Apple Valley