

Lexington Estates First Homeowners Association

Meeting Minutes September 6, 2005

1. The meeting was held at the Great Falls Library in the large conference room and the president, Eldin Leighton, called the meeting to order at 7:07 pm.
2. The meeting was attended by: Eldin Leighton, Mark and Erin Summerfield, John Small, and Beth Garrigan. There were approximately seven members (5 homes) in attendance as observers.
3. John Small read the July and August 2005 minutes and they were approved after making some corrections.
4. Mark Summerfield gave the treasurer's Report and it was approved. The main expenditure during the month was the tree trimming costing \$1,890 against a budget of \$1,000. Overall the HOA is running at \$650 over budget for the year to August 31. Annual dues invoices were issued to 120 members (5 have been collected through settlement on property sales) with 14 still outstanding.
5. Beth Garrigan gave the ARB report (see below).
6. Ed Heberg was not present to give the Lands and Grounds report but he had asked Eldin Leighton to report that everything was in good order for the moment with his committee.
7. Neighborhood Watch Committee – no report. Erin mentioned that signs were on back order.
8. Hospitality / Newcomers Welcome Committee – no report. Erin said 5 or 6 newcomers had been visited. Sharon Rainey from the audience said it was 11.
9. School Site Sale Committee – no report. Paul Thorman said that Joe Fasching had indicated to him that no sale was pending or transfer imminent.

Old Business

10. Discussion of the Web site hosting and templates was postponed until the October meeting.

New Business

11. Directors and Officers insurance was discussed and a rough estimate of \$900-\$2,400 was mentioned as the likely cost range. The motion to take initial steps in applying for insurance carried. When a more accurate quote is received it will be discussed.
12. Consideration of a dues increase to pay for D&O insurance was postponed.
13. The motion for implementing a membership referendum on four issues namely 1) appointment of a professional management company, 2) deer control measures, 3) HOA-wide trash collection, and 4) unencumbered access to common land was not seconded.
14. The motion carried for notifying those homeowners with improper yard signs that they will be in violation of the covenants if those signs are not removed by September 13, 2005.
15. The guest members were invited to speak on the pro's and con's of the four points mentioned on the referendum in item #13 above. One spokesperson per view point (e.g. pro trash collection) was allowed to speak for 2 minutes. Afterwards each guest observer was invited to speak for 2 minutes on any topic regarding the HOA and/or our community.

August ARB Report

<u>ADDRESS</u>	<u>REQUEST</u>	<u>ACTION TAKEN</u>
1083 Pensive	Request for roof replacement	Approval given 8/9/05
10503 Brevity	Request to replace siding	Approval given 8/15/05.

July ARB Report

<u>ADDRESS</u>	<u>REQUEST</u>	<u>ACTION TAKEN</u>
1083 Pensive	Request for gutter replacement	Approval given 7/9/05
10522 Brevity	Request to remove trees	Approval given 7/21/05.
10520 Brevity	Request to remove trees	Approval given 7/25/05