HASLEY HILLS HOMEOWNERS ASSOCIAITON
MINUTES
BOARD OF DIRECTORS MEETING
March 17, 2011

Present:	Roger Ludwig	President
	Larry Totter	Treasurer
	Brian Roney	Director (By Phone)
	Nancy O'Neil	Association Management
Absent:	Jim DeMatte	Vice President
	John Toungaian	Secretary

Call to Order

The President called the meeting to order at 7:00 PM.

Old Business

The President moved the discussion regarding the water audit to the first order of business. Kriss Keogh presented the Board with information regarding the costs for the various types of Controller systems. The Board discussed the various options and will continue discussion on what systems might be viable for the Hasley Hills community. Mr. Keogh discussed the possibility of installing the systems for test purposes. He will also work with the management to determine the water usage for 2010 and the Board will consider their options once additional information has been presented.

Approval of Minutes

Motion: Roger Ludwig Second: Larry Totter

Resolution: The Board approved the minutes as follows:

January 25, 2011 Executive Session as presented
February 3, 2011 Executive Session as presented
February 3, 2011 Board of Directors as amended
February 22, 2011 Executive Session as amended

Motion carried 2-0, with 1 abstention.

Financial Report

Monthly Financial Reports

Motion: Roger Ludwig Second: Larry Totter

Resolution: The Board approved the December 2010 and January 2011 Fiancial Reports as presented. Motion carried 3-0.

Lien Approval

Motion: Roger Ludwig Second: Brian Roney

Resolution: The Board approved all lien actions as recommended by the management company contingent upon verification that delinquent homeowners have not paid their accounts in full. Motion carried 3-0.

Write Off Bad Debt

Motion Roger Ludwig Second: Larry Totter

Resolution: The Board approved writing off the following accounts WO-001-WO-003 contingent upon verification that no payments have been made on these three accounts. Motion carried 3-0.

Old Business

Website Update

No Update

Collections

The Manager updated the Board on the results of the small claims court cases. The Board elected to collect on the two judgments that the Association obtained. In order to collect, the Association will have to hire a private investigator and there will be some costs associated with attempting to locate assets to collect on the judgments.

Motion: Roger Ludwig Second: Larry Totter

Resolution: The Board voted to hire a private investigator to locate assets on the two properties in which the Association was awarded judgments. Motion carried 3-0.

New Business

No New Business

Committee Reports

Annexation

Brian Roney discussed the annexation and it was agreed that the Association will attempt to obtain the assistance of Sharon Runner's office and will pursue all other avenues prior to getting the Association's legal counsel involved.

Construction Update

Since there were no homeowners present there was no construction update

Announcement of Executive Session

The President announced that the Board will continue to meet in Executive Session as scheduled to discuss litigation, hold hearings and discuss third party contracts.

The Board has met in Executive Session since the last open meeting to conduct hearings and discuss individual owner issues, contracts and litigation relative to slope repairs, fences, bonding and permits and legal aspects of construction notices to be sent to homeowners.

Adjourn to Open Forum

There was no open forum since there were no homeowners present.

Adjournment

Motion: Roger Ludwig Second: Larry Totter

Resolution: The meeting adjourned at 8:00 PM.

John Toungaian, Secretary