

Hershey Grove Subdivision  
Association Board Meeting  
2/21/2006

Present: Kent Jarrett, John Fifer, Todd Smith, Sid and Toni Kendrick, Dennis Strauss, Sarah and Adam Krieger, Mike Parker, Pauline Gourley Debbie Nelson, Mike and Melissa Miller, Mercer Turner; Attorney at Law, Julie Hussong; Snyder Development

Organizing meeting was called to order at 7:00 p.m. Mercer Turner, Lawyer representing Snyder Development was present to give opening remarks and answer questions. Julie Hussong, Snyder Development, was also introduced and will lend support to Association as needed.

Turner gave out a copy of by-laws for another Association and suggested we use these to develop our own by-laws. Covenant rules were mailed out with meeting notice.

Several questions were raised by homeowners for clarifications from Turner:

1. Whose responsibility is it to fix fence and properly install it before Association takes ownership. Many homeowners expressed concern that it was not properly installed, and it has fallen many times. Turner will check with Flint Construction, who installed fence. Responsibility is Snyder's. Fence was installed to replace evergreens that are stated in convenance.
2. Who owns sidewalks? Answer is City; needs to be properly fixed by Snyder before bonded to City.
3. Final coat added to streets? Answer is Snyder, when construction of homes is complete.
4. Will Association be responsible for cost incurred prior to taking ownership? Answer is no; no debts will be assumed that were prior to ownership.
5. Where is the lot that was sold to the City for development and what will be developed? Turner didn't know.
6. Who needs to fix current lake issues? When/where will public access be put in for lake? Needs to be answered by Snyder.
7. If gate is locked, how do emergency personnel get in? Who is responsible for upkeep and maintenance of lights, sidewalks, snow removal, etc. Does this become responsibility of homeowners and not the City? Julie is to get us names of gate companies to get quotes and information about the maintenance and issues surrounding locking the gate.
8. What is past expense of mowing birm and lake and public areas? Julie to get us that information.

Kent Jarrett recommended scheduling 4 quarterly meetings. Others felt 6 meetings may be appropriate as the board is new and there are many issues to discuss. Board could then cut back to 4 meetings as appropriate.

A slate of officers will be presented to the rest of homeowners for vote at the first meeting. Meeting dates will be determined by email and consensus of members.

Positions will consist of President, Vice President, Secretary, 4 members-at-large. Terms will be determined as stated in by-laws. One person per lot will be allowed on board at any given time. An accounting firm was suggested to handle accounting issues. A lawyer will be retained as necessary.

Slate of Officers is:

President-John Fifer, nominated by Todd Smith, seconded by Kent Jarrett  
Vice President-Kent Jarrett, nominated by Todd Smith, seconded by Dennis Strauss  
Secretary-Debbie Nelson, nominated by Kent Jarrett, seconded by John Fifer  
Members-at-large: Mike Parker, Sid Kendrick, Dennis Strauss, and Sarah Krieger

Action Items:

- Determine budget based on actual costs of past fees and projected expense.  
Determine Association fees based on approved budget.
- Develop a comprehensive list of repairs and improvements needed to be done by Snyder. Will need to notify all residents to get items in by determined date and to Snyder. Set an agreed upon date between Snyder and Association for repairs to be done.
- Develop by-laws for Association.
- Retain lawyer
- Retain accounting firm
- Quotes on umbrella insurance policy to cover liability issues
- Quotes on mowing

Proposed meeting dates: Meet last Tuesday of the month with time and place to be determined.

First meeting: March 28

Second meeting: April 25

Meeting of all homeowners to nominate slate of officers: May 30

Then propose to meet quarterly after that with tentative dates of:

Aug 29<sup>th</sup>, Nov 28<sup>th</sup> Yearly Budget for 2007, Feb 27, 2007, May 29, elect 2 at large board seats.