

Phoebe Park Association Inc.  
 Board Meeting  
 Osprey Club, Fish Hawk  
 January 15, 2014 @ 6:30pm

Meeting notice provided within a 48 hrs prior to scheduled meeting. Present from the board are Ellen Chambliss, Ross Lowry, Howard Hanson, Jan Nowakowski & Abby Burkett (interim secretary). Absent was Todd Ziegler. Quorum was established and the meeting was called to order at 6:30 PM, Howard Hanson: president, presiding.

<b>President</b>	Howard Hanson
<b>Secretary</b>	Minutes of the October 2013 meeting adopted as submitted by Pres. Howard Hanson and 2 <sup>nd</sup> by Ross Lowry.
<b>Treasure</b>	<p>Manager reviewed the financial's (see attached reports):</p> <ul style="list-style-type: none"> <li>• Proposed Budget (Operating balance sheet): Jan-Dec 2014</li> <li>• Income Statement Summary Operating Report: 11/2013</li> <li>• Operating Acc't/Expense Sheet</li> </ul> <p>Amendment:        **General maintenance: amt reported 2807.71; revised 5807.71**</p> <p>**** 2013 Bank statement not completed; to be reported at a later date.</p>
<b>Committee</b>	<p>Landscaping Committee Report:</p> <p>Landscaping Report represented by Ellen Chambliss: (see attached report).</p> <ul style="list-style-type: none"> <li>• Landscaping committee will meet to review and approval</li> </ul>

	<p>landscaping concerns/issues as highlighted in the report; with the exception on the approval for trimming of the hedges. Board approved &amp; agreed that the hedges trimmed about 3” from the top.</p> <ul style="list-style-type: none"> <li>• Special thanks to Ron &amp; Joyce Ann Haase for the Christmas decorating of the PhoebePark entrance area. “Great Job”!!</li> <li>• Jan Nowakowski will make contact with private property owners with connecting property lines.</li> <li>• Howard suggested that we have a short meeting in February to address drainage and landscaping issues.</li> </ul>
<b>Manager</b>	See attached reports.
<b>Summary</b>	<p>Business discussions:</p> <ul style="list-style-type: none"> <li>• Jan indicated that she fell in the area of 5902 Phoebe Nest Dr., located near the “nature area”. Howard, stated that the problem needs to be addressed to prevent future occurrences. Jan will contact All America landscaping company, to expedite.</li> <li>• Drains/down sprouts discussions: Jan will email some specific on the locations and letters will be sent to homeowners in reference potential and/or existing problems.</li> <li>• Foundation cracks: growing roots pushes against cinder block, concrete or masonry foundation structure. Board discussed and unanimously agreed to alert homeowners via newsletter.</li> <li>• Property inspection near completion (see attached “Property Inspection: report</li> <li>• Cat Traps: \$125.00 (3 traps) &amp; \$95.00 (disposal fee). Concerns in relations to euthanizing the animals; Jan indicated that she would ask, if there were other alternations other than euthanizing the animals. Motion made and approved by the board to move forward with the trapping of the cats.</li> </ul> <p>• <b>New business highlights:</b></p> <p>Replacement of the existing board members:</p> <ol style="list-style-type: none"> <li>1. Ellen Chambliss</li> <li>2. Howard Hanson</li> <li>3. Margaretta Delgado</li> </ol> <p>**Susan Tragresser, expressed an interest in serving on the board for 2014.</p> <ul style="list-style-type: none"> <li>• <b>Meeting Adjourned!</b></li> </ul>

BOARD RESOLUTIONS

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<b><i>Motion</i></b>	<b><i>Second</i></b>	<b><i>Favor</i></b>	<b><i>Opposed</i></b>
Cat traps: Motion made by Howard Hanson to move forward with trapping of cats	Ross Lowry	All members present were in favor	No opposes

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<b><i>Motion</i></b>	<b><i>Second</i></b>	<b><i>Favor</i></b>	<b><i>Opposed</i></b>
Trimming of hedges: Motion made by Ross Lowry to move forward with trimming of the hedges	Ellen Chambliss	All members present were in favor	No opposes