



Avery's Fields
Homeowners
Association
December 14, 2008

AFHOA BOARD MEETING MINUTES

Attendance: Mike Sherry, Bruce Grinager, Tim Kopaniasz, Ed Sarver, Bob Gillenberger, Jr. of RJ Development

Absent: Chris Beiter

Guest: Patty Murphy

The meeting at 310 Deemers Drive was called to order by President Mike Sherry at 7:00 p.m.

Budget:

- President Mike Sherry distributed the 2009 budget. Mike noted that there will be several significant added expenses. This includes professional treatment of the pond for algae and installation of a new aeration system in the pond. Due to savings during the past two budget years, there will be no need for an increase in the assessments for homeowners in Avery's Fields for 2009. The board approved the budget.
- President Mike Sherry asked the board members to generate a list of long-term capital projects that they anticipate for the association (barn repairs, barn roof, aerator, fence replacement, street light replacement, etc.).

Nominating Committee:

- The Board recognized the homeowners' election of Mike Umpleby (Phase I) and Patty Murphy (Phase II) and the re-election of Bruce Grinager (Phase I), Mike Sherry (Phase II) and Tim Kopanaiz (At Large) to the board for 2009 and 2010.
- President Mike Sherry thanked Ed Sarver (Phase I) and Chris Beiter (Phase II) for their service on the board.

Grounds:

- Rob Gillenberger of RJ Development reviewed activities completed during the past several months including:
 - Notification to 12 homeowners regarding the need to trim back their trees along sidewalks to comply with the clearance requirements in the covenants.
 - Completion of the contracted lawn and landscaping work for the year. The board was satisfied with the services of the contractor and hopes to continue with the firm for the next year.
 - Notification of fines for one homeowner for failure to maintain the appearance of the home.
 - Confirmation of an electrician who will repair lights as needed.

Governance:

- President Mike Sherry reported that he met with Rob Gillenberger of RJ Development and had satisfactorily resolved concerns regarding expectations in our contract with his firm.

Adjournment:

- Meeting adjourned at 8:30 p.m.
- Next meeting: January 18, 2009, 7:00 p.m.