

Bridge Valley at Furlong HOA Meeting August 25, 2011

1. Call To Order

The meeting, which was a conference call, was called to order at 7:03 pm. All Board members including Dave Damsker, John Hornick, Derek Kehler, Bobbie Max, Barbara Sartori, and Chris Maus from CPM were present.

2. Review of minutes from June meeting and approval

The minutes were reviewed and approved.

3. Review of Financials

Chris explained to the Board how to interpret the Bridge Valley At Furlong Profit and Loss Budget Performance spreadsheets. He said that Bridge Valley is in good financial shape at this time particularly due to cash that we received from Pulte Homes.

The Board reviewed the Delinquencies in our community. There are three foreclosed townhomes that owe the most in monthly fees. Chris told us that liens are placed on homes that owe money. He said that we will probably be able to recover the money owed by the foreclosed houses, but it will be a slow process.

4. Open Discussion/Updates

Trash Resolution

Trashcans at foreclosed houses will be picked up by Allied Waste.

We slightly modified the Trash Resolution. We determined that H. should be moved and written directly under A. A. states "Trash shall not be placed outside a Unit or dwelling any earlier than twenty four (24) hours before the scheduled trash service pick up." H. states "All trashcans must be placed inside of the home by the end of the scheduled trash service day." By putting A and H together, residents will be able to see quickly what the rules are. We changed E. to say "Keep trashcans and recycle bins in your garage." G. was changed to "All trash must be in securely tied bags.

Painting of Townhouses is completed

One of the townhouses has a white door. Maybe the original door was replaced? Chris will investigate this so the door can be painted the original color again.

Sprinkler System

Due to difficulties with the existing water lines, the Board concluded that we will not have a sprinkler system installed in the front entrance gardens.

Dedication Issues

This September, Pulte will complete projects listed on the Bridge Valley At Furlong punch list. Then, Dedication can occur before the end of the year.

Pulte is presently mowing certain areas in the community. After Dedication, the Board can decide which areas to mow.

Pulte will replant the hill landscaping behind the houses on Mountain Laurel Drive on the right side of the road.

2012 Budget Discussion

Chris asked if anyone wants to help him with the budget. Barbara expressed an interest. They could work on the budget in Late September. The budget has to be finished 30 days before the end of the year.

5. Miscellaneous

Yard Sale

The Board decided there will be a Fall community yard sale on Saturday, October 22, 2011 from 8:00-1:00. The rain date is Sunday, October 23, 2011 from 8:00-1:00.

Front Entrance Fall Flowers And Sign

Mums will be planted at the front entrance to add beautiful Fall color.

Derek will have a sign maker design a Bridge Valley at Furlong sign for the Board to review.

6. The next Board meeting will be held on October 20 at 7:00. The meeting ended at 8:00.