

**November 12, 2008**

**Hawthorne II Homeowner's Association  
Annual Meeting**

President, Len Mroz, called meeting to order at 7:00 p.m.

Introductions of the officers were made: Len Mroz, Don Sutton, Kim Moore, and Don Read

There are enough homeowners (13) present at tonight's meeting to have a quorum.

Thanks to Larry Hundman for letting us use the Coldwell Banker HOA community room.

**Len reviewed 2008 accomplishments and activities**, they were as follows:

New signs placed around the lake – the new signs are attractive and sturdy  
Ramp landscaping and ramp lights – ramp is now complete and looks nice  
Hawthorne Acres irrigation system was repaired and timers were installed  
Earthquake insurance was added to cover the spillway area  
Bids were requested for 2008 landscaping work – Advantage was selected  
The irrigation pump located at the lake was replaced  
The spillway concrete ramps were repaired via slab-jack  
Trenching and drainage tile repair on the north side of lake is in progress  
Flowers and plantings were added on Woodbine and Baywood entrances  
The waterfall area by the lake was cleaned and mulched  
Annual dues sent in March and collected in April and May  
An incorrect water meter bill was corrected with the city and nearby subdivision  
There were a few legal issues this year: liens were placed on properties  
Several H2HA luncheons were held over the year  
The subdivision garage sale was considered a success  
4<sup>th</sup> of July parade was well attended and popsicles were given to the attendees  
The 2008 subdivision directory was produced by Don & Sue Sutton/Remax  
Updates were made to the HH2 website by Dave Williams

**Financials Report – Kim Moore**

Kim covered the report 2008 summary report.  
Hand outs were provided to those in attendance  
Operating expenses covered and questions answered  
Capital improvements were covered  
Reviewed the homeowner's association insurance policy limits

**2009 Improvements – recommendations**

Proposals for 2009 capital improvements were made and additional suggestions were submitted by those in attendance. Once all recommendations were submitted, voting on the improvements was held. Funding, as available, will be in the order of the following priorities:

- 1) Trees on Woodbine entrance and parkway to be installed
- 2) Repair or replace the rope and brackets around the lake (geese control)
- 3) Begin repairs for the light posts on the walkways around the lake  
This will be a multi-year effort
- 4) Start repair options for the subdivision irrigation system  
This will be a multi-year effort and extra expenses will be incurred until replaced

### **Other comments / questions / complaints**

Question: Who approved the new by-laws? The board approved after legal review

Question: How many homes in our association? 192

Question: Was the ramp construction necessary? Yes – quality was meant to match that of the subdivision (high quality with long term view) and access to the lake

Question: Why spend so much money on landscaping? Kim reviewed more detailed expenses on the topic. The Board's philosophy is to provide the best look at a fair price within budget.

Question: What do the condos pay in dues? \$150 annually – based on density it is acceptable to be less than HII members. Their dues have not risen since opening and are locked for a period of time per the covenants.

Question: Can another board member be added? Yes – according to the by-laws 3 – 9 board members can be allowed.

Request: Can we better communicate luncheons? Kim will review email lists for accuracy.

Complaint: Please be aware of others as you put waste material in the street for pick up – your trash should be placed on the curb no earlier than Sunday evening and yard landscape debris should be placed Wednesday evening or Thursday morning.

Complaint: Goose droppings on sidewalk around the lake are bad in spring and fall.

Complaint: At least one homeowner did not want money spent on the lake area.

Complaint: Homeowners should trim trees and shrubs that are covering public sidewalks

Comment: Homeowner volunteered to assist with the landscaping but not utilized much.

Suggestion: Plant water lillies on east side of lake to help with algae and provide more aesthetics.

### **Voting for 2009 Board Members**

The current board members expressed interest in running again for the board. A nomination was made and a second followed.

Len Mroz, Don Sutton, Kim Moore, Don Read were approved.

A proposal was made to add one member to the board in 2009. John Malloy was recommended and he accepted.

A nomination was made, followed by a second.

John Malloy was approved.

A neighbor from the Eagleview subdivision established a 6:00 o'clock meeting tomorrow at Four Seasons II to discuss and learn about a proposed condo complex on the corner of GE and Towanda-Barnes. Please attend if interested or concerned.

Meeting closed.