

**The Maples HOA Board Meeting
December 8, 2008
Minutes**

In Attendance: HOA Board: Emory Rainey, Nanette Alderman, Art Requilman, Samantha White (via telephone)
Welch Agency: Steve Randall

- I. Hot Cocoa Night/Decorating Contest
 - A. Assignments completed:
 - Emory – Ballots (will be done by Monday, December 15th), candy canes, and Rules finalization
 - Samantha – Gift cards
 - Nanette – Cups and stir straws
 - Jill – Dispensers and work with Art concerning type of Hot Chocolate
 - Art – Ballot box
 - B. Prizes will be as follows: 1st place a \$75 Wal-Mart gift card, 2nd place a \$50 Target gift card, and 3rd place a \$25 Rubio's gift card.

- II. Budget
 - A. After reviewing the actual payouts from 2008, and looking at Welch's proposed 2009 Budget, the Board discussed HOA Monthly Fees for 2009. While the Community is current on payables, there is no reserve fund to deal with concrete and road maintenance issues. It was proposed and passed unanimously that HOA Monthly Assessment will be increased to \$130.00 monthly effective February 1, 2009.
 - B. Welch will send out letter informing community of the increase.

- III. Follow-ups
 - A. The Pollicks – the Pollicks have returned to Welch with a request for the HOA Board to waive all late fines and interest. The Pollicks will pay \$1000 in December, then pay monthly the current month's assessment in addition to \$500 per month until fees owed are brought current. It was proposed, rather than forgiving late fees and interest, the Board would put late fees and interest into abeyance. Late fees will not be required to be paid as long as the Pollicks remain current on all HOA assessed fees and pay the monthly \$500. If any payments are late, including any future monthly assessments, all past late fees and interest will be again be owed by the Pollicks. The Board passed the proposal for late fees and interest to be put in abeyance with the above stipulations.
 - B. Welch has not heard from any other households that owe more than \$1000 in past fees, even though Welch sent out a letter explaining the Board's ability to foreclose on the properties. Since the Board agreed to the Pollicks' proposal, they voted to offer the same terms to the other five households that owe more than \$1000. Welch will begin communication with these households: 1017MP Everton, 1030MP Weaver, 1043MP Espinosa, 845MP Lindsey, and 851MP Baldini.
 - C. Emory will forward to the Board the letter Brian developed to send out to all Investment Properties.
 - D. Welch Training – Welch will offer trainings online rather than in meetings.