



THE DOWNS GRANT
Homeowners Association

**Board meeting minutes Wednesday July 7, 2010
7 p.m. At Messiah Lutheran Church**

In Attendance: Ben Allison, Paul Gelsleichter, Meredith William, Ray Dinello, Lynn Paoli, Steve Grygas (Home Owner)

1. **Board Positions**

President, Ben Allison

Vice President, Open

Communications, Ray Dinello

Secretary, Swanee "Took" Warne

Treasurer, Paul Gelsleichter

Architectural Control, Lynn Paoli

Grounds, Meredith Williams

2. Meeting was **called to order** at 7:10 pm.
3. **Minutes** for July were read, reviewed, and approved.
4. **Treasurer's Report**- The funds moved down to \$7,900 in cash; \$8,900 if the delinquent dues were included. The board discussed cutting back on the mowing or possibly dipping into the reserve to cover commons area expenses. This summer has been a wet one and thus the grass has been growing. Downs Grant normally has two months in the summer where no mowing occurs due to the grass being dried out. This has not occurred and thus mowing expenses will be much higher than budget. The board plans to spend money on renting a bobcat to move mulch to the play areas and mowing. No other purchases will be made.
5. **Grounds** – Many trees were removed from the common area. The tree service that was used was Gregory Tree Service. The service was highly rated and referred to the board. The price for the work was originally quoted at \$3,000 with the possibility to move up to \$3,500 if the work took extra time. The tree service went over time and ended up costing \$3,800 because additional work was requested at the last minute to remove a dead tree that could fall on a home. The board felt that it was best to remove the tree to avoid future issues.

The tree company left all of the mulch from the job in an easement with the city. The board stopped payment on the check because the company refused to call the board back on the issue. Ben and Paul both then received calls from the tree service. The issue became very heated as the tree company was not told to leave the mulch where it was left and they refused to come and move it. Conversations went on for a couple days and law firms were contacted on both sides. The board felt that we could have won a legal battle. However, the lawyer advised us that legal fees would far surpass the \$3,800. The board voted 5-0 to make payment and then rent a bobcat to move the mulch in common areas and also offer the mulch to homeowners. It is nice mulch but it must be moved. The board was also promised after payment that Gregory Tree Service would come back and make things right. Nothing has occurred yet so the board plans to make arrangements with the lawyer stating that we paid in protest and are not

responsible for any damage caused by the dumped mulch. The board will also make complaints to the Better Business Bureau and will alert home owners to not use Gregory Tree Service in the future.

6. **Clean Up Day** – Clean Up date was set for 10/16/2010. Meredith will be sending out fliers to let home owners know about the cleanup day. Lynn and her husband will bring the bobcat to the child play area for us to use to move mulch. The focus of the clean-up day will be to build some benches and move mulch from 8-12 on October 16th.
7. **Architectural Control** – Two homes were not mowing their yard and letters were going to go out to those homes. However, the yards were mowed before letters were sent out.
8. **Next Meeting** – Thursday Septemer 2, 2010 at Messiah Lutheran Church.
9. **Adjournment** at 8:13 PM.