



**THE DOWNS GRANT**  
*Homeowners Association*

**Board meeting minutes Thursday September 2, 2010  
7 p.m. At Messiah Lutheran Church**

*In Attendance: Ben Allison, Paul Gelsleichter, Meredith Williams, Ray Dinello, Lynn Paoli, Dan Guertin*

1. **Board Positions**

President, Ben Allison

Vice President, Dan Guertin

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 August were read, reviewed, and approved 4-0.
4. Dan Geurtin was elected to fill the VP spot on the board by a 4-0 vote.
5. **Treasurer's Report**- A payment plan for late home owner's dues was discussed as a home owner that had incurred \$1,300 in legal fees and late dues wanted to work out a payment plan. The lawyers advised against this because it puts a lot of work on the board and most people in payment plans still do not pay. The board did not want to act as a collection agency and voted 4-0 to not allow payment plans. The board tries very hard to work with home owners before they are sent to the law firm for collections. It is a last resort. However, if a home owner refuses contact with the board then we turn them over to the law firm.
6. **Grounds** – The board decided to not seek legal action against Gregory Tree Service. The board is going to contact the Better Business Bureau on the issue.
7. **Clean Up Day** – Clean Up date was set for 10/16/2010. The board is hoping for a good turn-out.
8. **Architectural Control** – A letter was put together for one home owner in violation and it was sent out.
9. **Next Meeting** – Thursday October, 7 2010 at Messiah Lutheran Church.
10. **Adjournment** at 7:58 PM.