



THE DOWNS GRANT
Homeowners Association

Board meeting minutes from August 5, 2009
7 p.m. Board Room South Central Regional Library

In Attendance: Ben Allison, Don Pirko, Rick Romanoff and Mike Wurm. Meredith Williams also was present

1. Meeting was called to order at 7:06.
2. Minutes were presented and reviewed. All were approved unanimously.
3. Treasurer unable to attend, however Ben reported we are still in good financial standing.
4. Communication – Ray reviewed the latest changes to the website. Ray also created an area where homeowners can respond to the board via the website. The site is now very user friendly. Ray will continue to update the site and will set the board members up to access and upload their own information. We also discussed a call campaign to get email addresses and to encourage all homeowners to register on the website.
5. Architectural Control – Don has drafted the new policy for violations for the Downs Grant. The board unanimously adopted this policy and it will go into effect September 1st, 2009. A copy of the policy will be distributed to all homeowners. The board will act upon violations in accordance to the policy as outlined. The policy will also be posted on the website.
6. Front entrance - Grounds – Rob Rohlman was praised for his leadership on the sign project. The new signs will be installed on August 12th, 2009. Mike met with the arborist and their recommendation was to put dogwood trees along the front entrance every 15 feet. It will take approximately 15 trees to line the entrance. Each tree will be professionally planted and surrounded with mulch. They will carry a 6 month warranty. Don and Mike are getting competitive bids. Work should begin by mid September. Meredith has researched new swings for the commons area. We looked at a very nice, vandal resistant 3 swing unit. We are going to get firm installed prices. Our hope is to move forward on this before the end of the year. Meredith also suggested we put the bridge back over the creek. We agreed to take care of it, we will add this to the handyman list.

Rick has been able to get video surveillance cameras for the neighborhood at a very good price. The board has approved the installation of 4 cameras for the commons areas and front entrance. We will be installing them in September. Signage will also be prominent that neighborhood is monitored by video 24 hours a day. No camera will have any homeowners property in its line of site, only the common areas.
7. New Business- We have set the neighborhood cleanup day for October 10th. We will also have a neighborhood get together that evening for anyone who wants to join us. Mike announced he will not return to the board next year. Four positions will now be open.
8. The meeting was adjourned at 8:42.

Respectfully submitted,
Rick Romanoff for Paul Gelsleichter, Secretary

Next meeting Wednesday September 2nd at 7:00 pm Hickory Tavern Johnston Road.