

**Hillindale Homeowners Association**  
**Annual Meeting Minutes**

April 5, 2011 at 7pm in Hillindale Clubhouse

President Bruce Phillips called the meeting to order at 7 PM. He introduced the Board of Directors: Taaron Meyers, John Christie, Carol Siebert and Connie Lee. The election judges were introduced: Nan French, Katy Hortemiller and Pam Staat. He also introduced the candidates for the board: Jeff Bohman, Lisa Remaley and Michelle Preston.

A motion was made by Taaron Meyers to accept the minutes from the April 6, 2010 meeting which had been mailed. They were approved.

A list with all the accomplishments of the past year was discussed by the president. Two picnic tables and two permanent charcoal grills to be placed by the pool/ clubhouse area have been budgeted for 2011. The board is also looking into repairs for the tennis court.

John Christie went over the Treasurer's report. The homeowner's fees went up \$20 this year. They had not been raised since 2003. A question was raised wondering if the financials are put on the web site. They are not due to the fact that the web site is public, but you can request a copy. Another suggestion was that the board, work up a Schedule of Repairs to avoid high assessments in the future. The board thought this was feasible and a good idea. The townhouse budget was discussed. There was not an increase in yearly condo fees for 2011.

The agenda for the monthly board meeting is posted on the first Wednesday of the month on the clubhouse door. Remember there is 10 minutes allotted prior to the start of the meeting for any homeowners to voice their concerns. Also, any by-law changes or new guidelines will be posted on the clubhouse door for viewing and serves as notice to all homeowners.

Bruce mentioned that we now have a Welcoming Committee, Compliance Committee and hopefully, the formation of a Crime Watch Committee.

The Hillindale garage sale is scheduled for May 12<sup>th</sup>, 13<sup>th</sup> and 14<sup>th</sup>. Trash and recyclables will be picked up on Thursday that week.

It was mentioned that property values went up this year so look at your property tax statement very carefully and call the county with any questions. A question was asked if our insurance coverage is for replacement value and if so does the company increase the value of the property regularly. This will be checked into.

There are several street lights that flicker or are out completely. The general manager, Daryl Kurtz, mentioned when this occurs he calls Duke and they fix the problem usually within ten days.

There has been yard waste thrown in the Hwy 46 entry woods and also the reservoir. It was mentioned the trash company WILL pick up this waste if bagged and put at curb side. Limbs or sticks can also be tied in smaller bundles to be picked up at curb side as well. Using the woods for dumping is unsightly and it is against a city ordinance to dump in the reservoir.

Bruce introduced the newly elected board members: Jeff Bohman and Michelle Preston. Bruce thanked Lisa Remaley for agreeing to have her name placed on the ballot. He also thanked John Christie and Carol Siebert for serving their terms.

The meeting was adjourned at 8:17 PM

Respectfully submitted,

Connie Lee  
HHA Secretary

*See projects completed for 2010 below*

**Annual Hillindale Homeowners Meeting**  
**April 5, 2011**  
**7:00 P.M. - Club House**

**Projects Completed for 2010:**

New kitchen cabinets/appliances installed in Clubhouse

Had property taxes for common ground redone for a savings each year of @ \$2,100.00

6 new umbrellas for the pool

Cleared both sides of entrance area on SR46 for R/R track safety

Instituted 4 step weed killer/fertilizer program for most Common Ground areas

Added new path to YMCA on Red Maple

Repaired & resealed existing YMCA path on Winding Way

Drive to clubhouse & parking area resurfaced

Marina area crack filled and resealed

Distributed New 2010 Telephone Directory

Repainted main entrance signs & added 3 new [www.hillindale](http://www.hillindale) website signs

Updated Website design and content

Instituted 'Neighborhood Night' on 1<sup>st</sup> Tuesday of the month

A Welcoming Committee has been formed

The marina parking fees have been reduced to \$10 a year (beginning April 2011)

Removal of paddleball court at no expense to homeowners

New signs for the pool area

**New Projects for 2011:**

Repair tennis courts surface and possibly fix the drainage problem causing the cracks

2 new cook out grills and 2 picnic tables adjacent to clubhouse/pool area