Hearthstone at Woodfield HOA
Working Meeting Minutes
Held at Home of Avis Anderson
3/16/09

Meeting started at: 7:00 p.m.
Members present: Avis Anderson, President
Joe Salomone, Vice President
Donna Briggs, Treasurer
Sheri Oshinsky, Secretary
Jim Ernst, Trustee

1. **VIOLATIONS**

It appears to the members of the BOT that there are violations in the community that are not being addressed. We seem to have targeted a few residents. Avis has asked Joyce to please go through the community with a "critical eye". An example is the solar lights that many people have. The rules and regulations map what is permitted. Residents have not requested ARB approval and many are not within the R&R.

2. **COMMUNITY CLEANUP**

Community cleanup is set for Saturday April 18. Anyone interested in helping will meet in the clubhouse at 10:00 AM. Joe will supply gloves, bags and pick-up sticks. Lunch will be served by the Social Committee.

3. **CLUBHOUSE USE FOR ACTIVITIES FOR PROFIT**

Avis will do a draft for use of the clubhouse for residents and outside vendors for profit making activities. Donna will review it. Avis sent an e-mail to Joyce to ask if she has examples of this in her other communities.

We currently have one resident, Jackie Rutherford that would like to rent the clubhouse and run exercise / health classes. Jim will let her now that it will probably be OK, but we need to check rules and what will be required.

4. **MASTER COMMUNITY DOCUMENTS**

Joe has started work on MCD. He has taken apart his book with the Public Offering Statement, Rules & Regulations, Declarations, etc and put it in a three ring binder. The BOT has agreed to work on this in the clubhouse on Tuesday March 31, 2009. We will either make separate books or use dividers. The sections will consist of but not limited to: POS, 1st & 2nd amendments, Declaration, 1st & 2nd amendments, Bylaws, 1st & 2nd amendments, Original Rules & Regulations, Wentworth Agreement, Budget, Site Documents, Open meeting minutes, Financials, Misc.

5. **ISC**

a. Model homes are in arrears. The lawyers are looking into this.
b. We need to know the cost to replace the driveways and the life expectancy. Then we need to have the residents vote on taking ownership of the driveways or be aware that there will have to be a special assessment for everyone when driveway replacement becomes necessary.
c. Landscaping can be an additional $12,000 if we need aeration, seeding, grub control. Avis has asked Joyce to see if our budget can handle this.

Meeting was adjourned 8:50 PM Submitted by Sheri Oshinsky