

**Plantation Homeowners Association Annual Meeting
Minutes
November 18, 2014**

President Pierce Roan called the meeting to order at 7:10p. Present HOA board and committee members were: Pierce Roan, Kent Brown, Pete Edmunds, Jerry Lowe, Lois Bauer, Sharon Jarvis, Craig Fenwick, Janelle Curtis and Joe Leaf, and HOA attorney, David Hyde. Melissa Smith was present representing Riverside Management.

President Roan introduced board members Kent Brown and Pete Edmunds (at large), Treasurer Lois Bauer, Maintenance Chairman Jerry Lowe, sub-association Presidents (Sharon Jarvis and Joe Leaf), and AECC committee members Craig Fenwick and Janelle Curtis, and HOA attorney, David Hyde. He also introduced Melissa Smith representing Riverside Management.

President Roan explained the requirement for a quorum, and asked Melissa Smith for an attendance count, which was 33, present and including proxies. President Roan declared the quorum unmet, and explained the procedures, then, for the board to direct and implement decisions as per the by-laws of the Association. Pierce then reviewed the proposed budget for the fiscal year 2014-2015, which was made available to attendees as they came in. Pierce also pointed out that there have no dues increases for several years.

A maintenance review was summarized by President Roan covering changes and work on the entry ponds just off the Plantation River Drive entrance, and the pruning of the trees on islands and along the fence of Plantation River Drive. Jerry Lowe contributed more detail regarding the ponds, trees and fences. President Roan also covered the power outage problem at the State St. and Plantation River Dr. entrance, and Jerry Lowe provided additional details. All projects were completed with efficient cost for pruning, no cost for fence painting or repair of the broken power line at the entrance, including the replacement of the spotlight broken during attempts to repair the problem. Century Link paid for all of those costs, the reclamation yard paid for the fence painting.

Short Discussion led by President Roan for three other common problems in the subdivision: 1) People parking vehicles in the street interfering with the city's street cleaning machines. He asked that if possible, that residents park in driveways, particularly in spring and fall when the street cleaning was most active. 2) Trash cans: as required by covenants, trash cans must be screened or concealed by some kind of cover or behind fences or in garages. The new, larger cans take up more room in garages, but the rules still apply. 3) Dog clean-up: many dog owners continue to ignore taking a bag with them on walks and cleaning up after their animals, creating unsightly and odor causing problems. He encouraged residents to help apply pressure to violators, and, if they own dogs to clean up after them.

AECC: New Roof Specifications: Craig provided information on the upcoming changes to the shingle requirements within the subdivision. Present roof shingle requirements have been in place since 2006 (Prestige, Elite and shakes), and a number of new materials are now available. Quality and longevity will not be diminished, and the new options will be more cost effective with a wider range of choice for homeowners. Most shingle warranties are for 15-20 years, and the age of the subdivision indicates many of the original shake roofs are coming to the end of their useful life. The new materials should be installed by a "certified" roofer for that product, and homeowners should check. Cost is much lower than shakes, and insurance rates favor the newer materials, as well. There are costs associated with adding sheathing onto lath-type understructures often used with shakes, but the resulting roof is better. The new specs and approved materials and brand information will be mailed to homeowners and posted on the web site. Craig and Janelle requested that more than one member of the committee be contacted prior to any start.

Luminaries: Pete Edmunds reported that he will continue to oversee the project for 2014 with Barb Goldstein from Rock Creek. Same procedures as in the past, but modifications with the sand amount, and a method to dispose of it after xmas.

General Discussions: Weeds: it is o.k. to put Round up on weeds that appear in cracks in the concrete road gutters and asphalt roads. Snow Removal: ACHD does not have the budget to clear snow from roads within the subdivision, and it is too expensive to try and utilize a private contractor, which also brings liability problems. Budget: Question: is the association drawing down reserves for operation? Answer: yes, and it is being done to avoid raising dues. When necessary, dues will be increased to maintain balance and reserve funds. Burglaries: There continues to be an increase in vandalism and break-ins, not just Plantation but around the city. Locking houses, using light timers, keeping garage doors closed in warmer weather, not allowing papers to pile up in drive-ways and informing neighbors are the best preventive measures. Garden City does have a "Vacation Watch" program available through the city police department. Leaf Pick-up: scheduled Thursday 11/20/14, but residents should call the city about weather extensions. State Street Widening: Ultimately State St. will be widened to 7 lanes between Glenwood and 23rd (more than 5yrs out). The State and Collister intersection will be rebuilt, and realigned in 2017. A separate, community project will add 5ft. sidewalks from Glenwood to Collister in 2017. More information is available on the ACHD website.

President Roan thanked the residents that attended and called the meeting to adjournment at 8:25pm.
Submitted by Pete Edmunds for Marilyn Sagehorn.