

Celebration Square HOA Board Meeting Minutes

March 24, 2010

Present: Greg Barry, Sarah Gudmanson, Andrew Slater, Maura Sullivan, David Robbins (Grandchester Meadows), Kalyn Blum (Grandchester Meadows)

Grounds Maintenance: The discrepancy between the 2009 actual expense and the budgeted amount was partially due to missing invoices from Fetsko, which will be paid in 2010. This explains why the 2010 budget was not adjusted to match the 2009 expense.

Termites: Our going over-budget in 2009 for Building Maintenance was due to the initiation of the Termite protection contract in the Fall. The contract is factored into the 2010 budget.

Taxes: Our going over-budget in 2009 for Accounting & Taxes was due to higher than expected taxes. David is investigating why the 2010 budget has not been adjusted to account for this.

Gutter Cleaning: We were under-budget for Gutter Cleaning & Repair in 2009 because we continued with our annual cleaning schedule. This was not factored into the 2010 budget and Grandchester will monitor the moisture levels to determine if we need to increase to the more typical bi-annual frequency.

Budget: Grandchester presented a budget forecast proposal through 2025 including periodic assessment increases to account for a cost increase of ~2.5%. This forecast was sufficient to cover roof replacement as early as 2015 and re-paving of common areas as early as 2020 with siding expected to last beyond 2025. In general, we have significant excess funds for 2010 with several options for spending on improvements.

Grounds Improvements: We were slightly over-budget in 2009 due to mulching. The 2010 budget has been adjusted for this, however, we have the option of skipping mulch or doing a reduced application to allow for other improvements as proposed by Fetsko. These include a line of Wax Myrtles at the end of Rothshire Court (overlooking the church parking lot), a Carrissa Holly to replace the hedge next to the mailboxes which was removed for being too large, and creating a path between the end of the sidewalk on the odd side of Rothshire Court and the mailboxes. The Board agreed to the improvements as proposed by Fetsko except for the design of the path. The small river rock pebbles were considered a bad idea due to the neighborhood having children and the potential for them to scatter onto the lawn and be kicked up by the mowers. The Board also agreed to tree trimming behind all of the homes and replacement of dead trees behind the even side of Rothshire Court, as necessary.

Exterior Pillars: The Board decided to start replacing the pillars with more durable PVC. These will be replaced on an as-needed basis (in pairs), so that the cost will be spread over several years.

Fencing: The Board also expressed interest in replacing the fencing with PVC, in the same staged-over-time manner. Grandchester advised that with cleaning, staining, and a minimal amount of subsequent maintenance, the existing fences would remain durable. Grandchester will obtain quotes for both options.