

Celebration Square Annual HOA Meeting
Meeting Minutes
September 30, 2010

Attendance: It was noted that the number of homeowners attending was very low, likely due to lack of any specific agenda items on the meeting notice. Another meeting to discuss maintenance/replacement of the front and rear wood will be scheduled for this year and Board elections were deferred until then.

Board Membership: There are currently 3 vacancies on the Board. Greg Barry sold his home and the 3 year terms for Andrew Slater and Sarah Herr have expired.

Rules & Regulations: A homeowner was able to find a copy of the original Rules & Regulations and provided to Grandchester as Pindell Wilson had not provided the document during the transition. These will be posted to the website.

Power Washing: Grandchester reported there were a few complaints of poor quality work which were resolved by the contractor with a follow-up visit. However, in general, the community was not happy with the omission of the patios as these had been washed in the past. Also, as it was only one individual, the work took a long time (almost 2 weeks). It was also noted that in 2008, the Board skipped power washing to account for a mulch overspend by Pindell and found that washing every other year seemed to be sufficient, deciding to continue with this schedule. However, this year was not skipped due to the consideration for maintenance/replacement of the front and rear wood, wanting the washing to expose areas of rot. Some homeowners expressed lack of knowledge of the new alternating year schedule and noted that if the quality of work was going to be as it was this year, we should return to the annual schedule.

Mulch: Grandchester noted that mulch would be installed in the next few weeks, omitting areas where tree work is being considered. Homeowners inquired as to why mulch was not installed in the Spring as usual and Grandchester noted that mulch cost was high at the time and, in general, the mulch in the community looked good.

Tree Work: Grandchester presented a proposal from Leaf & Limb Tree Service for trimming/removal of many of the trees in the community with the objective of keeping the ornamental trees healthy. When some homeowners expressed concern over loss of so many trees, Grandchester noted many trees were inappropriate for their locations and should be replaced with smaller species to avoid constant need for trimming. The Board will need to decide how to proceed.

Parking Lot Sealing: Grandchester noted they have budgeted for re-sealing of the parking lot in 2011 and this will include expansion of the parking spaces where appropriate.

Front & Rear Wood: The Board raised options presented by Grandchester for maintenance/replacement of the wood in the front and rear of the homes. In the front, this included the posts (homes with overhangs), hand rails (homes with stairs), and decorative door trim (end homes without overhangs). The primary concern being wood rot on many of the posts and hand rails and maintenance cost savings if these were to be replaced with vinyl (\$13-14k for replacement vs. \$4k/5 years for maintenance). In the rear, this included the fences. Again, the primary concern was wood rot in some areas and maintenance cost savings if these were to be replaced with vinyl (\$9k-11k for replacement of existing fences vs. \$3k/5 years for maintenance). There was confusion amongst the homeowners as to whether maintenance was the responsibility of the HOA or the owner with concern over inequity of work on

each home (i.e. some have more front wood than others and some have enclosed fences). Some homeowners also noted that vinyl fencing may lower the value of the neighborhood. Grandchester noted that although the Board may enforce continuity if maintenance of these items is relegated to the owner, as time goes, the current styles may no longer be on the market and a community-wide replacement by the HOA would avoid this situation. A committee of Board members and owners was formed to investigate further and present findings at an HOA meeting later this year.

Communication: It was noted that some homeowners wished to be on the e-mail communication list due to inconsistent snail mail communications. These owners did not sign up with the initial invitation because it was associated with the survey regarding social events and they thought their e-mail would be used for social communications. Grandchester will send out another e-mail solicitation, noting it will be used solely for HOA communications.

Another suggestion was to mount a bulletin board on the side(s) of the mailboxes, with a locked cover to restrict ability to post and protect posts from weather. One homeowner also volunteered to print any notices and deliver to homes. Grandchester noted for the latter scenario, someone would need to retrieve uncollected notices the following day to avoid labeling homes as unoccupied.