

HARTLAKE ESTATES BOARD MEETING MINUTES

Saturday, Feb 19, 2011
10:00 AM
@Lekasky's (20 Hartlake
Rd.)

Agenda

- I. Call to Order 10:01
- II. Roll Call
 - Rick Moxely
 - Mark & Lou Ella Kaskey
 - Lee Stilltoe
 - Howard Rose
 - Robert & Christine Ritenour
 - Bernard Bumbry
 - Charlie Braddock
 - Rob Warren
- III. Approval of Last Meeting's Minutes – will be approved via e-mail
- IV. Treasurer's Report and Budget Review
 - Board approved payment of all checks to be paid
 - Lou Ella has two properties which the post office notified her that certified letters were not picked up by the homeowners. Two homeowners have told Lou Ella that they will be catching up their accounts within the next month. Lou Ella said the NOVEC rate for the street lights has increased by 30%. 101 Hartlake has been foreclosed on and settlement is scheduled for next month. We will have to write off what the previous owners owed. The bank did not take over the house until November and the special assessments was levied in July; so Lou Ella is not sure if we will be able to collect the special assessment when the closing goes through. Lou Ella has liens ready to go on 4 houses. The board approved the treasurer report.
- V. Old Business
 - a. Road Repairs
 - Christine noted Tom Miller's Comments: Need to get contractors lined up to lay gravel on the courts and repair the potholes on the paved portions. We should have excess funds in the budget from the snow removal budget. Regarding Gary Snelling's proposal to finish paving the roads using the tax district funding, it appears to be too expensive and there are again too many unclear variables. My recommendation is to continue funding incrementally year-by-year as we have been.

The quote from Rhoades paving was presented to the board. Rick stated that doing any gravel work is a waste of time because it's just a money pit. We should only address the mud spots, not apply gravel on the entire roads. The ditches are all filled up gravel. Rob W. said years ago we applied gravel and it lasted for years. On the chip and tar roads, Rick said we need 4" of base and then two layers of chip and tar. Christine said D&H does guarantee their work for one year and we should make them come out and fix the roads they did. Rick said good luck getting him to come out and fix the work, - he stated that they did horrible job. Bernard said the work needs to start from the dirt and up. Rick said the companies are just going to tell us to take the clay out. Rick said that any gravel is just wasting funds. Chip and tar is the only solution. Rob said we have limited funds to work with, we have to pay for all the material. Every spring we have to fix all the chip and tar and spots and try to go forward with chip and tar. Bernard said we could have paved with all the funds we've collected over all the years. Rick said he's in another development and you have to go into the spots you have to pave those areas, but we aren't in a position to do that.

Rob W said putting 21A on the clay isn't going to work, we need to put some 57 on the clay. Rick said 57 needs to be put down on it's wet or it won't work down. Crush and run only hold 6/8% moisture but big rocks will hold moisture.

Bernard said another solution is putting down a filter pipe in the real bad spots. Rob said other contractors told him the same. Rick said his suggestion is to hire his brother to come out to address the bad spots. Bernard said a roll of filter fabric would run about \$600 and we should look at laying that down in the bad spots. Rick asked Bernard if he could price out the filter paper. Rob R said he thinks the gravel has migrated out. Howard asked what Rick's brother will charge? Rick thought maybe \$6k, but Rob did state that this is different work then Rhoades is quoting and we should ask Rhoades to re-quote for just laying gravel.

Rob W said we have so much clay we are going to start having delivery issues. Rob R was worried we would not have enough special assessment to cover the next section of Hartlake. Rick said we should have \$10K in checking along with the special assessments; so we should be able to get that portion of the road done. Bernard asked if we had looked at crushed concrete? The board stated we did apply it previously, and it lasted for about a year but is all gone. Rick suggested that we table the road issue at this time, address clay spots with and without paper, repair pot holes, and chip and tar the rest of Hartlake. Charlie asked if Bernard worked with the paper; Bernard said yes. Rob R said if paper would help on the bad spots, we should look at it. Rick said you can look at a house on his road that has paper and it doesn't make any difference and isn't worth the cost. Bernard said he will give us 60 feet to try. Charlie asked if we were talking about different material for different spots and the board said yes that were are looking at the material needed for the various road conditions. Charlie said we should experiment with the material - we are not sure of the method whether it will work or not since there are so many different opinions on what works and what doesn't.

Charlie said his driveway was 3" of tar and gravel and he has never had any cracks or issues with his driveway. Howard said we should try different methods.

Rick said our chip and tar roads are not designed to hold trash trucks we can't afford the build them to hold trash trucks, the key is keeping the water and allow proper drainage. Rick said we should surcharge any one not using SDI.

b. Sale of Tractor

Charlie B said is willing to pay \$300 for the tractor will all the equipment.
All bids all due by March 1st.

c. Road Maintenance Agreement

Rob W had a question on the road maintenance agreement about filling in the gravel roads corrections will be distributed to homeowners.

d. Status of Newsletter. No news.

VI. New Business

a. Architectural Review Committee Report – Howard Rose

Charlie asked if the house on Doe Way has submitted paperwork for the addition he's putting on their house. They have not, so Howard said we should send them a letter. Charlie wants us to build up the look of the neighborhood to raise the property value. Charlie said the community does not care about the association, but we have to build up the community in some way. Charlie said we should look into why so many homeowners are walking away from their houses. Lou Ella and Howard said it's the economy, not necessarily the community. Lee said the HOA is not enforcing the existing rules. Christine said she is working on a form letter we could send out for violations.

b.

Placing of barrels with sand (where should we put them?)

1. Hartlake – by 12/20 Hartlake
2. Cobblestone
3. Doe Way/Hartlake
4. Hartlake by NRA house
5. Whitetail past Moxley
6. Hartlake before Whitetail

c. Volunteers to run for the board

Christine will run again for secretary, Charlie said he might run for the board next time.

d. Date for April annual meeting (need someone to reserve the church) April 16 or April 23.

Adjournment 12:04 p.m.