

# Almadale Farms Board of Director Meeting

## March 22nd, 2011

### Minutes

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Meeting was called to order at 6:30 pm at the clubhouse. Board members present were Mary Jane Doran, Drew Johnston, Tom Powell and Renee Samuels.

### Executive Session

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This was the 2011 Organizational Meeting to determine the officers as stated in the bylaws **Article VI. Section 2.**

#### 2010 Board Members are as follows:

**President:** Renee Samuels  
**Vice President:** Drew Johnston  
**Secretary:** MJ Doran  
**Treasurer:** Tom Powell

### President's Report

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- Renee asked Tom for a financial report. Cash on hand until next assessment (\$27,000), monthly expenses (\$6000). CD (\$7800).
- The work on the two lakes is completed and paid for (\$19,000).
- Budget will be presented in the next newsletter.
- AT&T will be installing the required holly bushes around their fence at the end of our property on Houston Levee.

### Old Business

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- **Houston Levee Landscaping:**
  - **Street Trees:** The Town requires 3 ½" caliper hardwood 40' on center along Houston Levee. **Motion:** To allocate up to \$15,000 to install the required trees by obtaining 3 estimates. **Motion passed 4-0.**
  - **White Fence:** Daphne received one estimate of \$12 per foot (approx. \$15,000). More estimates required.
  - **Additional Trees:** Determined to access the additional coverage needed after the street trees are installed.

### New Business

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- **Delinquent Homeowner Dues and Late Fees:** Currently there is \$10,000 in overdue assessment fees. Discussion ensued concerning the Association's rights and responsibilities according to the CCRs and Bylaws. It was determined that after giving notice to the members, that overdue accounts can be listed in the newsletter. **Motion:** To send all current overdue accounts to our legal council for collection and/or judgment. **Motion Approved 3-0**
- **ARC Request: Motion to approve request for color change. Motion Approved 3-0.**

With no other business the meeting was adjourned at 8:15. Next meeting will be April 5th.