

**Mohawk Homeowners Association
Open Session Minutes
February 6, 2010**

In attendance: Jim Shriver, Roy Irwin, Bill McGillis, and Adriana van Osgries (KMS)

- I. Mr. Shriver called the meeting to order at 12:50pm.
- II. Quorum was verified by Management and found to be met prior to the meeting date.
- III. A motion was made by Mr. Irwin and seconded by Mr. Shriver to approve the Annual Meeting Minutes dated February 21, 2009. Passed Unanimously.
- IV. A motion was made by Mr. Irwin and seconded by Mr. McGillis to accept the Financials dated December 31, 2009. Passed Unanimously. The Board has asked that management follow up and report back on the Fidelity account and interest being received or not received.
- V. There were no Nominations from the floor, and one name on the ballot: Mr. Jack Thomas.
- VI. Mr. Jack Thomas was elected to the open term vacated by Mr. Bill McGillis.
- VII. Mr. Shriver did a presentation and review of Mr. McGillis's years of volunteer service to the Board of Directors and the Mohawk Homeowners Association. Mr. McGillis received a framed certificate of Appreciation from Mr. Shriver and Mr. Irwin provided by Management. Mr. McGillis will remain on the Architectural Committee as chair until further notice.
- VIII. Open Discussion:
Residents had concerns about homes with aesthetic problems, and asked what the Board was doing to enforce the documents.
Concerns included abandoned and foreclosed homes. Discussion ensued about obtaining a legal opinion to find out if Mohawk Homeowners Association can clean up yards of these homes.
- IX. A motion was made by Mr. Shriver and seconded by Mr. Irwin to adjourn the Annual Meeting of the Members at 1:50PM. Passed Unanimously.

AMENDED 2/15/11

APPROVED BY _____

DATE _____

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Residents had concerns about homes with aesthetic problems, and asked what the Board was doing to enforce the documents.
- IX. A motion was made by Mr. Shriver and seconded by Mr. Irwin to adjourn the Annual Meeting of the Members at 1:50PM. Passed Unanimously.

**Mohawk Homeowners Association
Open Session Minutes
June 7, 2010**

Board Members Present: Jim Shriver, Roy Irwin, Jack Thomas
Management Present: Adriana van Os-Gries and Darline Castellaneta
One Homeowner Present

- I. Call to Order:**
- Mr. Shriver called the meeting to order at 7:05 pm.
- II. Review of Meeting Minutes:**
- A motion was made by Mr. Irwin and seconded by Mr. Shriver to approve the Open Session meeting minutes dated December 9, 2009. Passed Unanimously.
- III. Review of Financials**
- A motion was made by Mr. Irwin and seconded by Mr. Shriver to accept the Income Statement dated April 30, 2010. Passed Unanimously.
 - Fidelity Account – A motion was made by Mr. Thomas to close the Reserve Account at Fidelity Bank and transfer the funds of approximately \$56,000 to new Wells Fargo Reserve Account due to the fact the Fidelity account is not federally insured. A discussion ensued. Motion seconded by Mr. Shriver. Passed unanimously.
- IV. Old Business:**
- Community Website – No update on the community website.
 - Guideline Amendment – Committee still working on amendment wording.
- V. New Business:**
- Picnic Table Pricing – Discussion regarding picnic table pricing presented ensued. Board instructed KMS to get pricing for securing the picnic table into the ground on granite in lieu of on a concrete slab. Mr. Shriver also to look into a concrete table alternative.
 - Violation Process Re-Cap – Ms. van Os-Gries reviewed with the Board the violation procedures in place by KMS.
- VI. Adjournment:**
- A motion was made by Mr. Shriver and seconded by Mr. Thomas adjourn the Open Session at 8:25pm. Passed Unanimously.

**Mohawk Homeowners Association
Open Session Minutes
September 13, 2010**

Board Members Present: Jim Shriver, Roy Irwin, Jack Thomas
Management Present: Darline Castellaneta
Five Homeowner Present

- I. Call to Order:**
- Mr. Shriver called the meeting to order at 7:00 pm.
- II. Review of Meeting Minutes:**
- A motion was made by Mr. Thomas and seconded by Mr. Shriver to approve the Open Session meeting minutes dated June 7, 2010. Passed Unanimously.
- III. Review of Financials**
- A motion was made by Mr. Irwin and seconded by Mr. Thomas to accept the Income Statement dated July 31, 2010. Passed Unanimously.
- IV. Old Business:**
- **Community Website** – Ms. Castellaneta and Mr. Irwin to meet together to add documents and newsletters to community website
 - **Picnic Table** – Ms. Castellaneta presented proposals for concrete slab ranging from \$900 - \$1900 in cost as well as picnic table proposals ranging from approximately \$1000 to \$1625. A discussion followed. Motion made by Mr. Thomas to proceed with installation of concrete slab and picnic table at a cost not to exceed \$2000.00. Seconded Mr. Shriver. Passed Unanimously.
- V. New Business:**
- **2011 Budget** – Board reviewed 2011 budget draft prepared by Ms. Castellaneta. Mr. Thomas instructed Ms. Castellaneta to adjust Residential Assessments and Delinquency Rate. Mr. Irwin instructed to add website cost of \$240.00 for the year. Motion made by Mr. Shriver to approve the budget draft with adjustments and to raise monthly assessment from \$36.82 per month to \$38.00 per month. Seconded by Mr. Irwin. Passed unanimously.
 - **Holiday Bonus** – A motion was made by Mr. Shriver to obtain Wal-Mart gift cards for the landscape crew and Ms. Castellaneta for upcoming holiday season in the following denominations:
Luis - \$100.00 , Landscape Crew - \$50.00 per person, Ms. Castellaneta - \$75.00
Seconded by Mr. Irwin. Passed Unanimously.
 - **Collection Officer Appointment** – Kem Rahn of Sentinel Services was appointed collection officer by board of directors.
- VI. Open Discussion**
- Discussion regarding the need to continue having bi-annual garage sales.
 - Mr. Thomas instructed Ms. Castellaneta to draft a letter to Del Lago Association to see if they would agree to paint their fences facing the golf course if we paint our fences facing the golf course.
 - Discussion about the cleaning vacant lot condition on lots not yet owned by banks. Ms. Castellaneta to provide information to board regarding this issue.
 - Discussion regarding homes in community with sun screens that are not approved colors. Mr. Shriver informed community members the guidelines may be too restrictive and the matter is being further looked into.
 - Member of community discussed receiving a violation for an RV.
- VII. Adjournment:**
- A motion was made by Mr. Shriver and seconded by Mr. Thomas adjourn the Open Session at 8:48 pm. Passed Unanimously.

Mohawk Homeowners Association
Open Session Minutes
September 13, 2010

Board Members Present: Jim Shriver, Roy Irwin, Jack Thomas
Management Present: Darline Castellaneta
Five Homeowner Present

- I. Call to Order:**
- Mr. Shriver called the meeting to order at 7:00 pm.
- II. Review of Meeting Minutes:**
- A motion was made by Mr. Thomas and seconded by Mr. Shriver to approve the Open Session meeting minutes dated June 7, 2010. Passed Unanimously.
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 - Discussion regarding homes in community with sun screens that are not approved colors. Mr. Shriver informed community members the guidelines may be too restrictive and the matter is being further looked into.
 - Member of community discussed receiving a violation for an RV.
- VII. Adjournment:**
- A motion was made by Mr. Shriver and seconded by Mr. Thomas adjourn the Open Session at 8:48 pm. Passed Unanimously.

**Mohawk Homeowners Association
Executive Session Minutes
September 13, 2010**

Board Members Present: Jim Shriver, Roy Irwin, Frank Thomas
Management Present: Darline Castellaneta

I. Call to Order:

- Mr. Shriver called the meeting to order at 8:49 pm.

II. Review of Meeting Minutes:

- A motion was made by Mr. Irwin and seconded by Mr. Shriver to approve the Executive Session Minutes dated June 7, 2010 as presented. All in favor.

III. Review of Reports:

- Ms. Castellaneta to speak with Sentinel Services regarding collection practices and possibly adjusting method for more cost effective results.
- Review of Delinquency, Collection, and Violation Reports. Motion made by Mr. Shriver to accept the reports. Seconded by Mr. Thomas. Passed unanimously.

IV. Lots Requiring First Legal Notice:

- Lot MO P1 178 to be sent first legal letter for un-kept yard. Ms. Castellaneta to contact Glendale Code Enforcement regarding expired tags on vehicles at MO P1 168 and MO P1 189.

V. Open Discussion:

- Ms. Castellaneta instructed not to send Trash Can Violations if containers are left on the street the day prior to collection.

VI. Adjournment:

- A motion was made by Mr. Shriver and seconded by Mr. Thomas to adjourn the Executive Session at 9:27 pm.

**Mohawk Homeowners Association
Open Session Minutes
June 7, 2010**

Board Members Present: Jim Shriver, Roy Irwin, Jack Thomas
Management Present: Adriana van Os-Gries and Darline Castellaneta
One Homeowner Present

I. Call to Order:

- Mr. Shriver called the meeting to order at 7:05 pm.

II. Review of Meeting Minutes:

- A motion was made by Mr. Irwin and seconded by Mr. Shriver to approve the Open Session meeting minutes dated December 9, 2009. Passed Unanimously.

III. Review of Financials

- A motion was made by Mr. Irwin and seconded by Mr. Shriver to accept the Income Statement dated April 30, 2010. Passed Unanimously.
- Fidelity Account – A motion was made by Mr. Thomas to close the Reserve Account at Fidelity Bank and transfer the funds of approximately \$56,000 to new Wells Fargo Reserve Account due to the fact the Fidelity account is not federally insured. A discussion ensued. Motion seconded by Mr. Shriver. Passed unanimously.

IV. Old Business:

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V. New Business:

- Picnic Table Pricing – Discussion regarding picnic table pricing presented ensued. Board instructed KMS to get pricing for securing the picnic table into the ground on granite n lieu of on a concrete slab. Mr. Shriver also to look into a concrete table alternative.
- Violation Process Re-Cap – Ms. van Os-Gries reviewed with the Board the violation procedures in place by KMS.

VI. Adjournment:

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