

Southfork HOA's Annual Meeting Minutes
May 21, 2011

The annual HOA meeting was opened by Kevin Lewis, HOA President at 10:05am on Saturday, May 21, 2011. Fifteen lots were represented at the meeting. Board member Kendal Lysene was absent.

Following topics were reviewed and discussed:

1) Kevin welcomed everyone to the meeting with a few openings comments and reviewed the agenda for the meeting.

2) Jackie Suchan, Treasurer, reviewed the HOA's Financial Statement for the reporting year from May 2010 through May 2011.

- Due to rising costs in the maintenance of the neighborhood, the HOA dues for the 2011 - 2012 year are increasing 5% to \$298.
- Only three homeowners are delinquent in their dues from last year.
- DUES ARE TO BE SUBMITTED BY JUNE 1, 2011

3) Kevin and Wendy Morse, Secretary, reviewed the Community Drainfield and Septic Systems.

- There has been a reduction in the number of alarms that have been reported to the Board using the online reporting system. Most recently alarms for systems A and C went off.
- System C appears to be one that has the most reports of alarms sounding. Flohawks has indicated that the excessive rain is a significant contributor to having surface water runoff seep into the chambers, which is not uncommon, but can cause the chambers to fill up. Homeowners were reminded that the primary priority that the Board has is the oversight of the operation and maintenance of the community drainfield and the importance of reporting alarms to the Board and not just shut off the alarm. Our email contact is southforkestates@hotmail.com
- Reviewed cost to replace drainfield(s), which is estimated to be between \$30,000 to \$40,000 per drainfield resulting in a potential special assessment being levied to each homeowner of between \$394 - \$525 per lot, should we have a drainfield fail. It has been ten years since the neighborhood has been at least 90% occupied and we have been fortunate that a drainfield failure has not occurred.
- Homeowner suggested that the Board look into obtaining a line of credit so that should a drainfield fail and need replacing we had a way to pay for the necessary work upfront and worry about collecting the special assessment later. Kevin Lewis said he would get information on this.
- Homeowner discussion about appointing a homeowner representative from each drainfield system to be the lead contact person on that system. The representative will assist the Board in spreading information to the members

of each system about septic operation and maintenance, alarm reporting, etc. Had a few volunteers from several systems but not all. Will assemble literature to pass out to the homeowners. Wendy Morse & Kevin Lewis will meet with the volunteers at a future date to review literature with the volunteers and important facts regarding consequences of a failed drainfield system.

4. Wendy Morse reviewed landscaping and common area projects.
 - Due to rising gas prices SFHOA was notified of a \$50/month increase from \$550/month to \$600/month effective May 2011. This monthly fee is still \$100 - \$150/month less than bids that were solicited last year from other companies.
 - Fence staining and shrub replanting in entrance area: Kendal Lysene had volunteered to pressure wash the fence before end of May & prior to staining. Once the weather permits, the fence will be stained and shrubs and/or trees will be planted. Homeowners were asked to submit landscaping plans/ideas to the Board. It is likely that a work party will be formed to purchase the plants ourselves and plant them as well.

5. Kevin Lewis announced date of **Community Garage Sale**, which will be held June 3 – June 5. Kevin and Jessica have volunteered again to take out ad in local paper, submit online ad and to set out 16 signs in the local area for advertisement.

6. Three Board Positions will be expiring this year , June 1, 2011 and volunteers were solicited at the meeting. There were no volunteers.