

Hamilton Place of Union County, Inc
Home Owners Association
Board of Directors Meeting
Monroe Public Library

December 19, 2008

Minutes

Members Present

Claudius Oni
Jan Northan
Mark Wheaton

Members Absent

Darlene Davidson
Geoffrey Janes

Executive Session

Financial Report was presented by the treasurer. Approximately 20% of association dues were collected to date, some members accepted the split payment plan and a few used the Pay Pal to pay their dues.

All bills were paid to date except for a total of \$487.82 identified in the financial report to be processed later and four items pending board decision for payment.

Invoices and bills will be presented to the board for approval for payment at the monthly meetings.

Invoices, bills, receipts and bank statements will be attached to financial reports to board members monthly.

The secretary/assistant treasurer will prepare bills for payment and present them to the board for approval.

Copies of the contract signed with the attorney will be provided to board members.

Tentative date for the general association meeting and election of new board member is March 22nd or 29th. Information about nomination and deadline is to be published in the February association newsletter with a target distribution date of February 15th, 2008.

All pending minutes of previous board meetings were approved and adopted as presented. These will also be posted on the association web site.

The board voted to move the monthly general board meeting to the second Tuesday of each month at 7:30p.m.

The board voted to buy back the association's computer bought by the treasurer when funds were not available to pay bills.

Mark Wheaton was appointed the new vice president and Geoffrey Jane is the new Webmaster.

The treasurer will explore the cost for required annual audit, to be presented to the board at the next board meeting.

General Session

Two association members were in attendance for this meeting.

The need to recruit more members to volunteer for committees was discussed.

The need for storage space for association properties was also discussed. The treasurer will check on storage space cost and report back to the board.

It was brought to the attention of the board that the walking trail encroaches on private property on phase V. The need for street embankment repairs near lots 214 and 217 was also discussed. Drainage and fallen tree problems were also discussed. The association will write a letter to Dan Moser Company regarding these problems.

The secretary will write letters to known realtors and developers regarding new association dues.

The board will try to promote phase representation on committees and the board.

Susan Rogers was appointed the new beautification committee chair.

The meeting adjourned at 11:15 a.m.

Respectfully submitted,
Claudius Oni, President
For the Secretary