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SUTTERS CREEK HOMEOWNERS ASSOCIATION

MINUTES OF MEETING, FEBRUARY 10, 2005

7:00 PM, Conference Room, Kawanis Park, M.I., FL 32952

In Attendance:

Charles Scholl, President

Ray Hinkle, Vice President

Richard Moticska, Treasurer

Joe Ratino, Secretary-Director of the Board

Meeting commenced at 7pm. Minutes of Jan. 13 meeting were read and voted approved. Minutes of Annual meeting on Jan. 29, 2005 were motioned and 2nd to dispense with the reading and accept. All voting was unanimous, 4-0.

Election of board was held with the above results. It was discussed that the monthly meetings would remain the 2nd Thursday of each month at Kawanis Park in the Conference Room. There may not be any charge for this or there may be a charge of \$21.20 a month. Kawanis Park submitted Rules and Regulations for use. The board reviewed them and unanimously voted to accept them.

Meeting taken over by newly elected President Charles Scholl at this point. Unfinished business from previous board was discussed. Ray Hinkle gave his E-Mail address and suggested that we all trade E-Mail addresses. This was done by the Secretary on Feb. 11, the next day.

ARC nominations were: Bud Lane, Katie Scholl, Lois Kellas, Jamie Cabrera Janice Ratino and Ray Hinkle. The ARC then went into immediate session to elect their officers. Elected as chairman was Bud Lane. Elected as co-chairman was Ray Hinkle. The ARC also approved a pool submitted by Jamie Cabrera and discussed a post submission of a painted house and how to resolve any of the issues with it.

Under New business it was discussed whether or not the new Treasurer would be bonded. It was suggested by Ray Hinkle that association fees be capped at \$20,000.00. Once the bank balance hits the capped amount, Associations fee collections

would be suspended until the bank balance falls below \$15,000.00. At that point, Asso. fees would resume at a yearly rate to be determined (somewhere between \$50.00 to \$100.00) to bring it back up to the capped amount. If this plan is adopted, there may be no need for bonding of the Treasurer. The treasurer, Richard Moticska is to do a study and give a report and his evaluation on this at the next meeting.

Under Good & welfare it was discussed about water problems at the following residences on Summers Creek Drive: 312 -- corner lot, front and back; 272 -- back yard flooding; 282 -- back yard flooding. Joe Ratino volunteered to contact Mercedes to see what they could do to help the problems. Joe Ratino suggested and Bud Lane agreed that the front of 312 water laying in drainage may be the responsibility of SCHOA.

The meeting was adjourned at 8:08 PM.

The ARC meeting continued. At 8:10 PM Bud Lane requested of President Scholl that he reconvene the board into an emergency session. President Scholl opened an emergency session of the SCHOA board at 8:12 PM. It was brought to the attention of the board a hazard exists in the neighborhood of a rusted sewer cover. Treasurer Richard Moticska said he had familiarity with this kind of repair and knew who to contact to resolve the problem. As soon as he could write a check, he would take care of it.

The meeting was adjourned a second time at 8:25 PM.