

High Meadow Tax District Board

Meeting Minutes May 12, 2011

Summary

- Budget: 2011-2012 budget including operating expenses and reserve funding was passed with a 18 to 3 vote in favor
- Kerri Pierz was formally elected to serve a 3-year term on the High Meadow Tax District board.
- See details below regarding discussion of service from Charter and next steps regarding their offer to pay us for exclusive rights to our underground cable wires.
- Budgets will be posted to website: www.highmeadowhoa.com
- Information will be posted on bulletin board by Club House entrance

Opening

The annual meeting of the High Meadow Tax District Board was called to order at 7:00 p.m. on May 12, 2011, at the High Meadow clubhouse by Pete Citrone.

Present

Peter Citrone	Tax District Board President
Shawn Barrett	Tax District Board, Treasurer
Tulio Lopez	Tax District Board, Director
Kerri Pierz	Tax District Board
Kathy Craig	Greenfield Property Management
Residents	<i>Check-in list maintained by Greenfield Property Management</i>

A. Vote on Annual Tax District Budget

- 1) Quorum check – have a quorum to vote on budget
- 2) **MOTION:** Shawn Barrett motioned to vote by hand count
 - a) Seconded by Kerri Pierz
 - b) All in agreement
 - c) Motion passes
- 3) **Budget Overview**
 - a) Operating budget is almost identical in total compared to last year's budget
 - i) Key increases: bad debt, maintenance (i.e., replacement of rotten wood)
 - ii) Key decreases: water/sewer
 - b) Addition of Reserve Contribution line item
 - i) As discussed in the past 2 informational meetings, in the Winter Newsletter and in meeting minutes, it is essential that we fund a Reserve account to ensure monies are available for necessary property maintenance and improvement projects
 - ii) Hand-out provided that details the completed Reserve Study
 - c) Sewer
 - i) In terms of finances and maintenance concerns, it makes sense to tie into the public sewer line
 - ii) Due to wetland concerns, this project must be done during the dry season
 - iii) Expect work to occur in Summer 2012
 - iv) 20-Year bond may be an option for funding
 - v) Costs to units:
 - (1) Approximately \$1200/unit/year, including quarterly usage fee
 - d) Assessments
 - i) 4-Year assessment with sewer project: \$340,853
 - (1) Approximately \$1000/unit/year for 4 years
 - (2) Unit contribution per year after Year 4 will decrease
 - ii) Annual installment 2011: \$85,213.25
 - e) **MOTION:** Shawn Barrett motioned to vote on budget as presented
 - i) Seconded by Tulio Lopez
 - ii) Vote:
 - (1) In Favor: 18
 - (2) Opposed: 3
 - (3) Motion passes – budget is ratified

B. Election of Members to Tax District Board

- 1) Kerri Pierz has been serving as a fill-in member on the Tax District board but members can only formally be voted to serve on the Board at this annual meeting

- 2) **MOTION:** Shawn Barrett motioned to elect Kerri Pierz to Tax District Board
 - a) Seconded by Jill Billings
 - b) All in favor
 - c) Kerri Pierz is elected to the Tax District board

C. New Business

a. Charter: Catherine Talbot (32 Ledgewood)

- a. Repeated internet connection problems through Charter
- b. Charter advised her to have the outside and inside rewired to get faster service
- c. She had an electrician evaluate the problem, and he disagreed that rewiring would fix the problem.
- d. Has anyone else had a similar problem? Has anyone else rewired to improve internet connection?
- e. Response from Neighbors & Greenfield:
 - i. Many others have had internet and cable problems with Charter
 - ii. Charter is the exclusive cable provider in High Meadow (except for satellite)
 - iii. Challenge is that they are trying to offer high-speed internet on cable that was put in more than 20 years ago
 - iv. Recommend all residents call Charter as often as necessary to report problems/outages
 - v. Recommend all residents call AT&T to request UVerse service be brought to High Meadow
 - vi. Consider large, single dish for all of property – Board can investigate further
- f. Related Discussion... Offer from Charter to Pay for Exclusive Rights to Cable:
 - i. They requested to pay us \$100/unit (~ \$7900) to have exclusive access to the cable underground for the next 10 years
 - ii. Majority is in agreement that this offer seems unusual
 - iii. Given disappointment with quality of service from Charter, we have no desire to lock ourselves into service with them, especially for a term as long as 10 years
 - iv. Pete will go back to the agent negotiating this deal with the following argument:
 1. 80% of residents are dissatisfied with Charter's service, so unless Charter will replace all the cable wire in the ground, then we have no interest in further discussions regarding this offer

b. Communications

- a. Will post budgets to website
- b. High Meadow Homeowners Association budget meetings will be forthcoming (HM HOA board meeting on budget next week; owners meeting on budget in June)
- c. Will begin to use bulletin board by Club House to post information – it is a bit out-of-the-way but is the only central place we have for posting information
- d. Next newsletter will be coming in June!

D. Adjournment

The meeting was adjourned at 7:35 p.m. The next meeting of the High Meadow Tax District Board will be held on Thursday, June 9, 2011 at 7:00pm in the High Meadow Club House.

Minutes submitted by: Kerri Pierz

Minutes approved by: