

**Legendary Hills Homeowners Association**  
**Joint Meeting: Board of Directors, Finance and Maintenance Committees**  
**August 27, 2004**

Steve Leonard called the meeting to order at 7:05 p.m.

Present: Steve Leonard, President  
John Peet, Secretary/Treasurer  
Hap Gillespie, Maintenance Comm. Chair  
Bruce Hayden, Maintenance Committee  
Charlie Sinn, Maintenance Committee  
Chris Martens, Finance Committee  
Ken Seger, Finance Committee

Steve outlined purpose of meeting: to determine which bid to accept, and how to finance the road repair. Bids had been given out prior to the meeting.

Paving will be from last stopping point (Mike Wolff's paving) to the end of Legendary Drive, with all repairs completed as marked. The bids specify the work to be done. The work of the "cracker" is additional, and has not yet been bid.

Discussion followed about specifics of the repairs at the corner of Deer Lake and Legendary Drive.

Discussion also followed about the waterfall:

John Peet has contacted someone to look at it.

Bruce Hayden has appropriate pumps.

John indicated that the waterfall would improve the resale value of homes, and suggested an auction as a fundraiser.

Bruce thought a fundraiser could be held to raise the money needed for the waterfall. He could involve the neighborhood with karaoke (he has a machine), etc.

Hap suggested asking for donations, as was done to hire the attorney for the gravel pit matter.

Current expenses were discussed. Ken asked to have all the current records to look over before making a final decision as to how long to finance. Discussion followed as to best length of note:

Go longest term (5 years) and pay off early, if possible.

Will need to take out a new note when paving comes due on Deer Lake Drive.

There will be new potholes every year, which will have to be patched. Money will be needed in reserve to deal with them.

It was determined that current expenses should allow for about \$900/month excess income during this time of year, to be saved for snow removal and payment on a note.

Steve commented that both bidders said we should change trash collection so a smaller truck is used, or face further road damage due to the size of the truck currently used. Steve has a bid of \$9.00 per household each month from a company in Brooklyn. Chris said he had used the company and they gave good service.

Those present were individually polled, and all (7 persons) agreed to a 5-year note for \$35,000.

Steve said he would ask Alice Worley to provide all information on income and expenses to take to the bank. Some asked that he contact more than one bank, now that the HOA can show reasonable income, to try to get a lower interest rate than 9% (offered by Key Bank).

Bruce Hayden said he would contact a “cracker” to get a bid on that part of the road work.

Steve, as President, officially named Ken Seger as Chair of the Finance Committee. Ken asked for a copy of the check register from Alice Worley and a projection of where we should be by the end of the year (income/expenses).

Other discussion:

John suggested the possible use of cinders instead of sand during snow removal.

Minimizing the use of salt on the roads.

Bruce expressed concern about a wash-out around his property.

Ken will follow up on pond maintenance. Steve Collier has put in some chemicals, but the pond treatment we have had before requires a professional to purchase and apply.

Steve said the property owned by John Draplik may be sold. He will file a lien for the HOA fees due.

Steve adjourned the meeting at 8:45.

Respectfully submitted,

Susan Leonard  
Secretary pro tem