

November 5, 2008

**Hawthorne II Homeowner's Association
Monthly Meeting**

Maintenance

A new style of light bulb can be used for the post lights around the lake. We will try these new bulbs on the seven lights that are currently not working. The bulbs have a different color than the existing ones but operate at a lower cost. If these bulbs work well through the winter months, we will replace existing bulbs with the new as the old wear out.

Improvements

Don will be meeting with Joe Bierbaum this week to discuss the drainage work on the north side of the lake. We are hoping this projects starts soon.

Brookside Landscaping is in possession of our Christmas lights and we will ask for them to be returned. Due to a tight budget the board did not approve the professional installation of Christmas lights this year.

Operations / Issues

The gravity flow system is not working properly for a few homes within the subdivision. The homeowner's association is not responsible for these water backup problems. The board recommends the homeowner hire an inspection if necessary and contact the original builder.

The board is looking for committee leaders and a possible board member at-large opening.

The annual homeowner's association meeting is scheduled for November 12th and will be held in the CBOA community room. In order to reach a voting quorum there must be 5% of the eligible voters present, which equates to 10 households. Proxy votes will be accepted by the Board Secretary.

Current legal actions including liens, dues, recording fees, repair costs, and other fees:

- A summary judgment was filed as of 7/16/08 for a homeowner's foreclosure.
- We are waiting to get a status on the damage done to landscaping
- The fees and delinquent penalties due on a property.

Another possible legal issue is a damaged irrigation line. The homeowner is responsible for the repair costs but is yet to take accountability. A lien may be the next step.

The board will provide Rick Percy Jr. a written approval for purchasing the lot adjacent to his primary residence and the agreed upon landscaping stipulations.

The board plans to do a review of expenses at year end to evaluate HH2 operational costs. The most concerning issues are the landscaping and maintenance costs.

Financials

Kim covered the treasurer's report:

- Annual reports will be created for the 11/12 meeting
- Expenses were reviewed and approved
- Most expenses are complete and others can be projected
- We will be on a tight budget through March of 2009

Next regular monthly meeting will be the 1st Wednesday in December - 12/3/2008