

THREE ELK RUN HOMEOWNER'S ASSOCIATION

SEMI-ANNUAL MEETING MINUTES

SEPTEMBER 13, 2010

A semi-annual HOA meeting was held on Monday, September 13, 2010 at the New Castle Community Center at 7:00 in the evening. In attendance were lot owners Jim Hancock, Dale Craig, Amy Luetke, Sherry Whitaker, Christine Manual and Tony May.

The following items were discussed: financial report, road and ditch maintenance, the recent dues increase vote and officer elections.

The financial report was given by Treasurer Sherry Whitaker. Currently, the HOA has \$5,005.04 in the bank. Outstanding dues amount to \$1500, with \$600 being delinquent. Delinquency was addressed again, and it was decided that if non-payment of dues continues to be an issue, the HOA will consider amending the covenants in order to adopt some sort of penalty.

Road and ditch maintenance was next on the agenda. Our road committee, consisting of Jim Hancock and Richie Luetke, will be contacting contractors after the first of the year in order to schedule spring road maintenance. As decided in a prior meeting, we will be having the road maintained annually beginning in the spring of 2011. The road committee will inform homeowners of the scheduled dates of the road work.

Ditch clean-up was also discussed. Jim Hancock will talk to BC Excavating to see what they would recommend regarding the clean out of the ditches and possible retrieving of some of the road base. Chris Manual also volunteered to get a ditch-cleaning bid from someone she knows. Please consider cleaning up the ditches around your property before winter.

Homeowners have been notified that the dues increase was approved through a majority vote. Dues are now \$800/year. An additional \$100 invoice for the 2nd half of 2010 will be mailed out to homeowners shortly. It will be due by December 31, 2010.

Please consider whether or not you would be interested in holding an officer position. The positions include President, Vice-President, and Secretary/Treasurer. An email will be sent out to homeowners shortly with additional information.

At 8:05 p.m., the meeting was adjourned.