

SWARM Board Meeting Minutes

Meeting date: December 31, 2008; Maggie Graham's house, 3pm

Board Members In Attendance: Maggie Graham, Linda Jarvis, Brian Corzilius

Visitors Present: none

Gidon and Catrina are away until the end of February and Valerie has been unreachable. The primary purpose of the meeting was to review work in progress, especially the newsletter and billing preparation.

Meeting called to order by the president (Maggie Graham) at approximately 3pm. Previous meeting minutes were not read.

The 2008 Federal Cost of Living index had been researched and found it was nearly 6% (though some indexes were higher). A COLA increase (for the annual assessment) of 5% was put forth for the 2009 billing.

The results of the Residential / Non-residential survey were presented. 31 property owners were originally listed as non-resident in the accounts list. Of the survey responses, 10 were non-respondents and 1 responded as being a part-time resident. A check of the earlier survey showed that these 11 were the ones flagged as being now resident. Since the survey stated that non-respondents would be automatically considered for re-classification as residential, these 11 property owners will be reclassified as such.

A suggestion was received from a property owner to issue a annual sticker to all those paying their assessments. Various opinions were expressed and it was tabled for discussion later in the year.

A review of the accounts owing money showed many in the several thousand dollar range. Previous discussions with a previous board member indicated that the lien mechanism had not been used for some time. The problem appears to be the threshold upon which to initiate the steps towards a lien being placed. One threshold suggestion was \$1000 or 4-5 years behind. This is exacerbated by Third Gate accounts typically including the bridge assessment. A draft policy will be crafted based on other communities and brought forth at a future meeting.

The survey results were reviewed. The primary issues were potholes and speed of vehicles. A representative from each gate will take that gate's surveys to address them directly with the property owners as required.

The 2008 year-end financial statement was presented by the secretary. A condensed version will go in the newsletter while the full version will be published to the website.

A draft letter to the local Title Companies was presented for discussion. The purpose is to remind them to check with SWARM when a property changes hands regarding assessments due. Minor changes were suggested and it will be corrected and sent out.

The website (www.sherwoodgates.org) was discussed and changes were recommended (correct SWARM acronym, direct Title Companies to the Treasurer). These will be taken care of in the next couple of weeks.

Annual State and Federal tax and corporation filings were briefly discussed. It appears that they have been filed infrequently at best (the last found was 1976, filings are only required if over \$25K of income is received) This item will be revisited in a future meeting with respect to filings.

The draft newsletter was discussed. Comments were made and Maggie will finalize and print it in preparation for the January 12th meeting. Linda will have the billing from the accountant and pickup mailing envelopes. Brian will pickup postage.

The next meeting will be held, as previously scheduled, January 12th at Maggie Graham's house, 7 pm.

The meeting was adjourned at approximately 6:30pm.
Minutes recorded by Brian Corzilius

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