

# CAPE TOWN VILLAGE SOUTH SUBDIVISION

## Meeting Minutes

March 21, 2015

At: High Ridge Library

Meeting called to order by trustee Gerry Harper. Trustees Jim Floyd, and Cheryl Heinle in attendance.

First order of business, finances. As of the end of the year, the subdivision had a negative balance in their account. Trash service continued, even though we owed them money. Some sections of the streets were replaced, because the trustees were afraid the street would cave in. Discussion of what had been paid and not. Most accounts have been brought current, as the annual assessments have come in.

During a discussion of collections, Gerry reported that outstanding assessments total over \$92,000.00. Gerry reported that the trustees didn't know what to do to collect these past due assessments. Trustees were asked why they hadn't taken legal action against those that do not pay their assessments. They reported that they had no funds to pay an attorney.

There was a question from the floor, regarding why the assessment notice was late. Gerry said he was in ill health, and didn't get it done. Then trustees explained why the trash collector was not paid. Gerry explained that \$150 assessment is inadequate to cover the subdivisions expenses.

There was a long discussion regarding options to the current trash program, and that it was set up to reduce the thirteen trash collectors down to one, to reduce damage to our streets from heavy trash trucks. Lot owners were asking about available options to having the subdivision collect the cost of trash service.

Gerry told the lot owners that adjoining Cape Town Village Subdivision also has set up a similar trash program.

There was a discussion regarding having a special assessment for two years to solve the financial problems of the subdivision.

At that point, Jim O'Connor took over the meeting, and explained that the subdivision needed a minimum of \$35,000 to pay the bills just this year alone. That the only solution is an increase in assessments. The proposal is to collect the regular assessment on March 31st of each year, and then collect the annual trash assessment on June 30<sup>th</sup>. Then on September 30<sup>th</sup> of each year we collect an annual special assessment of \$150.00.

A long discussion occurred regarding options to the proposed assessment increase. None of the offered options were viable.

Then a long discussion occurred regarding how to vote in the special assessment, and why the current board of trustees, who's term of office has expired, needs to be replaced, at least temporarily, to get this assessment increase passed. It was explained that this was not a reflection on the performance of the current board of trustees, but because some had voiced objections to giving the current board an increase in assessments. It was also explained, that the current board of trustees, had done an incredible job, with no resources to work with.

Jim O'Connor agreed to a three year term as secretary. Joe Stough agreed to serve as a trustee, and Larry Krausz agreed to serve as a trustee. The current board asked for a show of hands to elect the three volunteers. There was one no vote, and all else voted to affirm the election of the three proposed trustees.

The new board asked if there was anyone that could set up an informational web site for the subdivision. Jason Vrable agreed to work with the new trustees to set up a web site.

The new trustees made a commitment to change the past practice, and they will pay assessments, to the subdivision, just like all other lot owners. There were no objections.

The new trustees asked for a show of hands to show support for the \$150 annual special assessment. It was unanimous.

The lot owners were asked for volunteers to knock on doors to collect yes votes to approve the new annual special assessment.

At that time, Joe Stough thanked the former board of trustees for all of their past efforts, and thanked everyone for coming to the meeting.

There was an explanation regarding the effort to pass the annual special assessment, and then the meeting was adjourned.

As reported by:  
Jim O'Connor, Secretary  
Cape Town Village South Subdivision