

Diamond Lake Estates Homeowners Association

Annual Meeting, November 4, 2016

Meeting Notes:

- Judy informed us that the bank balance is \$8519. The first year's funds from dues were spent on many lawyer fees to start the HOA. Unfortunately, those bills were handed down by the developer, and we had no other option than to pay them. The 2016-17 fiscal year will allow our funds to be used on much more tangible neighborhood improvements and maintenance.
- Other items that took up these funds were the property insurance of \$629, and entrance landscaping fees of \$1676.
- Our biggest expense is for electric service fees of about \$200 per month during the summer. Of that, approximately \$180 is for the pond "fountain" well during warm weather, and \$20 for the entrance lights.
- Mark Walker has been looking into why the pond well is so expensive. It may be that the pump is starting to fail. It should be \$60 per month. We will continue to look into the issue.
- AES fiber optic internet/phone/TV service has confirmed that they are coming to DLE. We are unsure of the timeframe right now. We are still hoping for this winter, weather permitting.
- We will look into the possibility of adding conduit for future streetlights when AES is doing construction. A resident suggested contacting AEP (the electric company), but they only install non-decorative telephone pole-mounted street lights.
- Votes were taken for changing the outbuilding size to up to 400 exterior square feet, all lots included, but with pond lots facing additional architectural control. We also voted on adding verbiage to the covenants and restrictions to cover the second pond, and that each homeowner is to provide and install their own mailbox. The motion was approved by all present. Lots represented were: 2, 3, 4, 6, 8, 16, 18, 19, 23, 29, 31, 32, 35.
- We discussed that Jim Wolf has done a great job mowing the entrance to help save the HOA money.
- At the meeting, it was discussed that neighbors should call Washler Trash service to receive a discount. However, since the meeting, we have learned that Washler has started to give the discount to all addresses in the neighborhood.
- All board members retained their positions on the board. Ryan Clemm expressed some interest in joining. Scott and Valerie were not available to ask if one of them wanted to step down. It was voted that if a vacancy opens, Ryan would take the open position. The board will discuss current positions and ask if anyone would like to step down to allow Ryan a position. Current board members are as follows:
  - President – Scott Armstrong
  - Vice President – Bob Bohlender
  - Treasurer – Judy Walker
  - Tim Speer
  - Doug Norrick
  - Adam Squiller
  - Jim Wolf
- It was requested to take a survey about combining the yearly meeting with a neighborhood party and when the best time of the year would be.
- Pond maintenance was discussed. The board is looking into options for next year's budget. If any resident has suggestions or would like to help, please let us know.
- Decorative street signs were discussed. Even though the developers promised them, they will not be provided to the neighborhood. When the budget permits in the future, we may revisit the possibility of putting up decorative sign posts for street names. We cannot remove the current reflective signs themselves, however. We are unsure if the posts must stay.