

Champlain Homeowners Association Annual Meeting  
July 31, 2006

Attending: Ben Dennis, Joannene Hudak, Bob Moser, Mike Waterhouse,  
Shireen Ambush (Abaris)

Meeting called to order 7:05 P.M.

**BOARD VACANCY**

There is a vacancy on the Champlain Home Owners' Association Board. Mike W. nominated Gene O'Brien to fill the vacancy. Bob M. seconded. Gene O. was appointed to fill the vacancy unanimously.

**HOMEOWNER HEARINGS**

Shireen A. reviews that last year (2005) following a review by the Architectural Committee, Abaris sent letters to various homeowners regarding maintenance issues with their properties. Some homeowners requested extensions, and due to the winter weather, the Committee gave anyone who did not complete work an extension to April 30, 2006. Reminder letters were sent after the Architectural Committee made a new inspection in May 2006. This resulted in much communication between Abaris and the homeowners or the Abaris and the Architectural Committee.

Some homeowners were asked to come to this Monthly Board Meeting to talk about the work they've done or not done. Abaris suggested that the homeowner take 5 minutes to address the Board. Later, the board can take each situation under advisement, and Abaris will notify the homeowner of the Board's decision by mail.

**2904 McGee Way**

Window air conditioning unit in a window in the back of the property. The 3-story property is rented, and the property owner is requesting a waiver on behalf of his tenant due to the weather (day time temps near 100 degrees).

**Board agrees to a one time only consideration until October 31, 2006.**

**2917 McGee Way**

This property was sold in June 2006. The current owner was not the owner to whom Abaris sent the original letter in 2005. The current owner has issues with the seller and is working to resolve them. Abaris has been in touch with the original owner, who says she never received the letter regarding Architectural violations or maintenance suggestions. The current owner agrees with the suggestions for improvement to the outside of the property but would like an extension to 10/31/06 or until issues with the seller are resolved. This property also has a window air conditioning unit, left from the seller.

**Board agrees to an extension to October 31, 2006.**

**2960 McGee Way**

The owner had a handyman repair areas cited, but this must not have been sufficient, and a second letter mentioned carpenter bee damage that was not mentioned in the original

letter. The owner requests an extension to 10/31/06; two people are coming tomorrow (8/1/06) to provide estimates.

**Board agrees to an extension to October 31, 2006.**

### **2903 McGee Way**

Owner received letter last fall and pulled weeds at that time when painting was also done and some trim was replaced and some just caulked. He takes issue with getting a letter in 2006 saying the work wasn't done. Maybe the weeds grew back. Shireen A. will ask the Architectural Committee to take digital photos of problem areas. They have been good about doing that.

Homeowner asks what the procedure is. The committee inspects property making notes of problem areas. Committee submits list to Abaris and Abaris sends notices to property owners. Property owner may request an extension. Committee reinspects, taking extensions into account. If the same problem continues at an address past the deadline and/or extension, a second notice is sent to the property owner about specific deficiencies, requesting they attend a hearing at a Board meeting.

2903 McGee Way owner would like a copy of the reinspection notices faxed to him. Shireen will take care of it.

**Board agrees that Abaris will fax a copy of the original notice to the homeowner and extend until October 31, 2006 for violation to be resolved.**

Mike W. stresses that the Architectural Committee inspections are an ongoing process, trying to encourage keeping up the maintenance. The Committee cannot vouch for specific contractors; they are only trying to maintain community standards.

There is a review of what areas landscaping covers. Some attendees think that there is a neglected triangular patch of grass between Champlain, Waterview & the field (hospital) that Lawn Ranger should be mowing.

### **2902 McGee Way**

Homeowner is unclear about what vent needs to be checked (2<sup>nd</sup> floor dryer vent). The door has been painted. Regarding the trim, the current owner (owner since 7/1/06) is in litigation with the previous owner. The current owner would like a copy of the original inspection from 2005. The color of the trim was inherited from the previous owner. The dispute will probably go to mediation. The current homeowner would like a 6 month extension for now; will request more if the dispute is not resolved by then.

**The homeowner completed several items. The Board agrees to an extension to October 31, 2006 for remaining items. Abaris will let the homeowner know about the color chart Historic Colors of America from Duron), and see about putting the color chart info on the website.**

## **DISCUSSION**

In considering how to handle violations of Architectural standards the Board must consider precedent as well as enforcement. A violation is a violation; must apply

standards fairly and equitably. We could consider a flat fine amount or a fine of one month's HOA fee per month that the violation continues. Send the property owner notice after reinspection, such as: If your property is still not in compliance with 30 days, the fine will be \$\_\_\_\_.

A motion is made proposing that, should an Architectural Violation continue after two notices to the property owner and in the event that said owner did not request an extension or attend a hearing (Board Meeting), the fine schedule will be as follows:

- 1 month = the amount of 1 months' HOA fee
- 2 months = the amount of 2 months' HOA fees
- 3 months = the amount of 3 months' HOA fees

Mike W. seconds the motion and it is unanimously passed. This means that the Architectural Committee must make inspections monthly. A homeowner can request an extension at a Board meeting.

### **CARPENTER BEES**

Mike W. has a concern about carpenter bee damage to town homes. He requests that Abaris find a vender to do an inspection and make a proposal on how to handle.

### **MINUTES FROM JUNE 5, 2006 MEETING**

Minutes from the June 5, 2006 board meeting are approved unanimously.

### **BIKE RACK**

Environ declined to put bike rack on Environ property near the pool. Ben D. will look into other sites.

### **TREE**

The Board approves cutting a tree near 18011 O'Hara Circle for \$125. Instead of paying for crape myrtle, Bob M. suggests replacing with ground cover.

### **FLOOD LIGHTS**

Abaris will send out final floodlight notice and turn over the list of interested people to the electrician to contact the homeowners directly and arrange installment. The Board will not authorize subsidizing any amount of the cost.

### **2902 MCGEE WAY**

The Board reviews exterior changes. Mike W. brings up possible concerns with the pond (mosquitos/nile virus). Abaris will notify the owner that the changes are fine, but give 30 days to remove the pond (by 8/31/06).

### **3032 O'Hara Place**

Previously the Board has done a "concrete inspection" about every 5 years or so. Abaris will notify the homeowner that their address will be considered in the next round.

Regarding resident's allergies to vegetation in the courtyard, we will request a doctor's note/verification about what is causing the allergic reaction.

#### **ASSIGNED PARKING**

New homeowner brings up assigned parking. Board reviews that it has come up before, but has never passed because a majority of homeowners do not respond favorably to the survey.

#### **TREES**

Abaris will arrange to get two-three vendors to walk the property with interested Board members to review tree trimming.

#### **AUDIT**

For the 2005 Audit, Champlain almost broke even. We have fully funded reserves. We are in good shape. Mike W. accepts audit and Treasurer Bob. M. signs.

#### **LIGHT POLES**

We have a problem in that due to wear/tear and vandalism, some light fixtures have been broken beyond repair. To replace the "globe" in the same style is too expensive because it would have to be "custom". Bob M. suggests Abaris ask for the price of just "something comparable" and it doesn't have to match exactly.

#### **NEXT MEETING**

The next meeting is on Monday, August 28, 2006 **7:00 PM** at clubhouse. Meeting adjourned 8:25 PM.