

## January 18, 2005 Home Owners Association Meeting Recap

The 2005 Homeowner's meeting was held Tuesday, January 18, at Discovery Elementary. There were 19 association members in attendance and 13 by proxy. The Meeting came to order at 7PM with the Presidents report delivered by Fred Caponigro, followed by the Treasurer's report presented by Lon Wiese.

The standing committee chairman Dave Coulter - Landscape and Brad Gibbs - ACC reviewed the actions of the committees since the last meeting in October. Neither standing committee had much new to discuss. Laurie Stroud presented the new community directory and handed them out to all who attended. If you were not present and would like a hard copy contact Laurie, it is also available online.

Following the Board presentations, the election of new board members took place. As there were two positions open and only two candidates running it was a quick election by show of hands, Arnie Alger and Dave Coulter were elected to the Board.

Formal notice was given by the Board that the annual Homeowner dues (\$225) will be due by February 28, 2005. Invoices will be sent out by January 31, 2005.

After the election, Dave Coulter gave a quick review of the website and the Association reviewed the results of the Pulse Survey. It was determined by popular demand that reestablishing a standing Safety committee was in order. To that end Jason Rosauer volunteered to chair the Committee. Bruce Bench and Andy Cohen indicated interest in sitting on the Committee.

Jeff Herrera of John L Scott presented a market analysis comparing Pine Lake Estates and the Trossachs. The analysis covered pricing trends, neighborhood and house characteristics. Jeff concluded that the chief price distinction between the two neighborhoods is defined by average house size. The average house in Trossachs is 3,666 sqft., the average house in PLE is 2,878 sqft. the average sale price per sqft. for both communities is about \$186.

Jeff was assisted in his presentation by Julie of Carriage House Designs. Julie discussed the continuing trends in Cabinetry (Cherry, Walnut, Painted wood), Flooring (darker stains or Cherry, Walnut), Carpeting (white and off white are out), Counters (Granite, Marble), Appliances (stainless steel, wine coolers), Paint..if done well designer colors are in.

The Board is now comprised of:

Fred Caponigro – President; 391-4396; [cappynine@comcast.net](mailto:cappynine@comcast.net)

Dave Coulter – V. President; 313-9911; <mailto:david.i.coulter@comcast.net>

Lon Wiese – Treasurer; 837-3784; <mailto:ldwiese@comcast.net>

Brad Gibbs – Secretary; 392-7891; [boiler81@netzero.com](mailto:boiler81@netzero.com)

Laurie Stroud – Officer; 392-6694; [lauriestroud853@msn.com](mailto:lauriestroud853@msn.com)

Arnie Alger - Officer Elect; 392-1377 <mailto:arniealger@aol.com>

Lon Wiese will work through the transition to the new Treasurer who will be selected at the next Board meeting in February, the odds on favorite is Arnie Alger.

The Board wishes to acknowledge and thank Lon Wiese for the invaluable service he has provided to the Board and the Association over the past three years.

The association elects board members and then the Board determines (by vote) which position each elected board member will hold. It is the goal of the Board to rotate the positions and by practice no Board member has more authority than any other member, all have an equal authority and responsibility. The Board encourages all homeowners to consider standing for election to the board.

Our committees are looking for volunteers! Listed below are the committees currently in place, and their chairperson. If you have an interest in working on any of these (or have an idea for a new one!), contact a board member or the committee chair.

ACC - Chair Brad Gibbs; [boiler81@netzero.com](mailto:boiler81@netzero.com)

Landscape - Dave Coulter; <mailto:david.i.coulter@comcast.net>

Safety - Jason Rosauer; 427-8602

To date we have received 26 responses to our first "Pulse" survey and the results are listed on the Pulse Survey page.