

Cornerstone Homeowners Association (CHA)
Meeting Notes July 20, 2012

The meeting was called to order at 7:03 PM

1. The current account balance and expenditures were reviewed
2. It was agreed that all homeowners are expected to comply as appropriate with the covenants as established for each of the four phases of Cornerstone construction. To facilitate compliance and to promote understanding, the covenants will be published as a list (bulleted format), and sent to all homeowners. In addition, the bylaws and covenants will be posted on the CHA Website as PDFs (once up and running). PDFs of the covenants will be sent to all homeowners by e-mail, as well. Following these communication efforts (7 day grace period), covenants will be enforced by members of the CHA board. When non-compliance is identified, members of the CHA board will discuss the issue with the homeowner. Recurrences may result in court action, seeking an injunction against the non-compliance homeowner.
 - a. It was noted that a 2/3 vote of lot owners is required to make changes to the covenants.
 - b. Ungroomed lots present an ongoing challenge. Once the grass/weeds reach a height of 12 inches, board members will contact Union Township officials to have the lot mowed. Mowing charges are then applied to the lot-owners tax bill.
3. Crystal Computer Support is nearing completion of the CHA website. Costs for the first year (creation, set-up, URL, hosting) are \$580. \$200 remains to be paid, upon successful launch of the site. Maintenance costs total approximately \$200/year. The website, in addition to providing access to bylaws and covenants, will provide lists of coming events and will provide the opportunity to send e-mail messages to Bill Ervin and the CHA Board.
4. The irrigation system leak (front area of Cornerstone Estates) has been repaired. An invoice of charges is expected at the end of July.
5. Some homeowners have noted a lack of compliance with posted speed limits. "Child at Play" signs will be posted to facilitate compliance. An e-mail reminder of the 25 mph speed limit will be sent to all homeowners.
6. The entryway has been completed, including appropriate lighting.
7. CHA board members will review bylaws, and initiate elections in late summer or early autumn (at the next annual meeting). The plan is to elect board members for 2 year terms, with half elected each year. This provides for continuity of board work. It was also noted that a representative from Phase 4 is needed.
8. Several new homes are under construction. CHA board members will welcome each new member as they move into their homes.
9. Damage to the storage box and basketball hoop was discussed. The hoop is covered by a manufacturer's warranty. The box will be either repaired, or removed, and cranks for the hoops/balls made available for use. Addition of tetherball and volleyball was discussed. For future consideration is the possibility of a pavilion to provide shade.
10. New Business
 - a. Consumers Power has been contacted regarding repair of the street lamp post
 - b. The board will consider a survey of residents regarding selection of CHA-wide trash collection contract...may reduce costs to everyone.

- c. All CHA members will be reminded (e-mail) to secure recycling materials to prevent blowing of waste across the subdivision.

There being no further business, the meeting was adjourned at 8:25 pm.

Residents attending meeting:

Phil Mikus
Ernie Yoder
Wendy Yoder
Paul Marsh
Cathy Paulus
Darrell Potie
Rose Lawler
Jerry Baumann
Brian Rush
Erik Olson
Jeff Sweet
Dawn Tanner
Estel Tanner
Jeremy MacDonald