

Ballantrae HOA Board Minutes  
8 January 2008 7:00 PM

1. The Ballantrae HOA board meeting was held at the clubhouse meeting room Monday evening, April 23rd, 2007. All board members Richard Solkin, Allen Schmidt, Rita Flateau, and Scott Foster were present along with Ameritech manager, JC Eckstein. Minutes of the previous meeting were read by Allen Schmidt and approved as read.
2. Manager's report:
  - a. JC reported that delinquencies have been reduced from \$31,700 to \$25,000. The starting point for since Ameritech assumed management was \$36,000.
  - b. 12 delinquent homeowners were reviewed for foreclosure. All of them already have liens. Decision needs to be made on how to pursue fees.
  - h. Ameritech collected \$1,000 outstanding fees from MI Homes.
  - i. JC looked at the most serious violations this month and started trash can compliance initiative to try a positive approach to reducing violations.
  - j. Trees between sidewalk and street must be removed. All violators will be sent letters.
3. The following Committee Reports were made:
  - a. Safety **Committee** – It was reported that several homes had been broken in to during the day time. Security actions may follow if this trend increases.
  - b. **Communications Committee** – The Newsletter will begin to cite crimes in the community. Richard asked Jeanette to provide the monthly statistics.
  - c. **Enforcement Committee** – Commercial vehicles are still an issue in the community. We need to keep the pressure on for compliance. The board will look into establishing a fines committee to deal with repeat offenders.
4. Old Business:
  - a. Mailbox replacement – homeowners must maintain the quality and appearance of current mailboxes but may use alternate sources to purchase new boxes. Richard had samples from another company that manufactures them.
  - b. Rita will head a search committee to increase standing committee membership.

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5. New Business:

a. A motion was made and approved to serve a firmly stated demand letter for delinquent fees to those homeowners with liens. The letter would offer a payment plan which would expire if terms are not met. At that time foreclosure proceedings would begin.

b. Motion was made and carried to research and establish a fines committee for compliance. A decision is to be made at the next board meeting.

6. The meeting was adjourned at 9:07 pm.