

**Minutes of Board of Directors Meeting
May 24, 2016**

Jim Festa called the meeting to order at 6:30pm

A quorum of the board has been achieved with Mike Hutchinson, Kaki Decker, John Helmich, Jim Festa, Rich Nastan and Caroline Resnick.

Minutes: Kaki Decker made a motion to approve the minutes from 4/26/16 as corrected, Mike Hutchinson seconded, All in favor, Motion passes

Treasurer Report: Alex gave the treasurer report as of April 30, 2016: Operating Acct \$29713.61, Reserve Acct \$17189.33, Delinquency \$4984.72

Committee Reports:

Landscape Committee: Caroline reported that we needed to get the fence lines on Celestine treated with round up. Discussion of volunteers versus having a company do it. Caroline will talk to Kurt. Alex will get quotes from Wilhelm. Alex will also get quotes to have the tree canopy lifted on Celestine and Slough Rim. John, Lance and Mike will work on the sign. Find ways to extend the life until we can budget for it in the future. Caroline will bring art work to the next meeting.

Website: Rick said he posted a pic of a property that recently cleaned up their yard and fence line. We hope to promote others to do the same.

Documents Committee: Kaki Decker reported that the committee is having a meeting that they are highly encouraging the owners to attend. The committee will hand deliver a newsletter, post on website and of course the sign. They will provide a feedback form at the meeting to get input and suggestions.

Checks: Mike made a motion to approve and sign the checks that were presented John seconded, all in favor, motion passes.

Old Business:

Welcome Committee: Clarification of the role of the welcome committee was asked and given. Jim Festa wanted to make sure the committee would not be discussing association business, and any questions asked along those lines should be referred to the management company.

Kaki made a motion to accept the proposal of the Welcome Committee recommended, with the addition of, if a questions arise from the homeowner they are referred to the management company. John seconded the motion, Motion passes 4-2, No votes Caroline Resnick and Jim Festa voted. Please see full proposal from the Welcome Committee attached.

Appeals Committee: The board reported they were not successful finding owners to serve on the fining committee. Discussion of the necessity of the committee at this time and waiting until after the docs are refinshed. Jim made a motion to hold off on the committee until docs are rewritten. Caroline seconded, Discussion: Kaki thought that is too long to wait to take action, Mike thought the time it would take to get the committee educated and up and running could run parallel to redoing the docs. Call for vote, Motion fails 3-3, No votes Kaki Decker, John Helmich and Mike Hutchinson. Alex will send Kaki detailed information about the fining committee.

Compliance Letters:

Alex recapped the status of the 4 letters we agreed to send. Two of the four had reached out to confirm

they would be rectifying the situation. 1251 BCL- 4 Bldgs., farm equipment and pallets. This has been sent to the attorney. Alex sent the history of letters per the attorney's request. 12101 Backwater was determined to have been sent to the home address rather than the owners address and RCM needed to be sent to the proper address.

Letter to Board: Kaki asked if anyone reached out to the concerned owner regarding the guns being fired in the community. She will do so.

2101 BCL Foreclosure: Alex reported that the title search approved at the last meeting resulted in a free and clear title to the home at 2101 BCL. Caroline made a motion to foreclose, Jim seconded, all in favor. Motion Passes. Jim a made a motion to approve the \$600.00 legal fee to be approved to file the foreclosure, Mike seconded, all in favor. Motion Passes.

Appoint New Board Member to Vacant Seat: Ann Forrest had volunteered at the April meeting to fulfill the term left open by the resignation of Karen. Jim Festa said Kenny Castro was also interested in running and had run in the general election at the annual meeting. The board thanked both candidates for their willingness and agreed both would be qualified to run. Jim made a motion to appoint Kenny Castro to the vacant seat, Caroline seconded, vote was 2-4 motion fails. Mike, John, Kaki, and Rich voted No.

Mike made a motion to appoint Ann Forrest to the board, John seconded vote was 5-1 motion passes. Caroline voted no.

Ann does not want the role as treasurer, Mike Hutchinson volunteered. Jim Festa made a motion to appoint Mike Hutchinson as treasurer, Ann seconded, all in favor. Mike Hutchinson accepted the appointment.

Jim made a motion for signers Jim Festa, Mike Hutchinson, Caroline Resnick, Rich Nastan. Alex provided the form for signature cards.

New Business

Mike made a motion to put a lien on 12001 Backwater and 2400 Bern Creek Loop, Caroline seconded. All in favor, Motion passes.

Alex noted that she will not be able to attend the June 28th board meeting.

Discussion of the trees that need to be lifted on Slough Rim. Ann made a motion to have Wilhelm continue on to Slough Rim give a separate estimate on each properties to lift the trees up. Caroline seconded, all in favor.

Next meeting on June 28th at 6:30 at Ann Forrest's home.

With no further business coming before the board, Mike made a motion to adjourn, seconded by Kaki at 8:26pm.