A meeting of the Bern Creek Improvement Association was held on January 28, 1992-7:30 p.m. at the home of Dave Chadsey.

Present were: Dave Chadsey, Eileen Fitzgerald, Bill Howard, Dick Berghein, Jim Moser, Robin Blaikie, Joe Panzarella, Peg Quesenberry

Also present was Eileen Winkler representing the management company Cedar Tree Realty.

Vice President Moser called the meeting to order at 8:00 p.m.

The new officers of the Board were then elected as follows:

1. Motion by Eileen Fitzgerald for Dave Chadsey for President - Second by Jim Moser - motion carried.

2. Motion by Jim Moser for Joe Panzarella for Vice President - Second by Eileen Fitzgerald motion carried.

3. Motion by Joe Panzarella for Bill Howard for Treasurer - Second by Dave Chadsey - motion carried.

4. Motion by Bill Howard for Robin Blaikie for Recording Secretary - Second by Peg Quesenberry motion carried.

Decision was made to combine the two jobs of Recording and Corresponding Secretary for the Board.

5. Motion by Dave Chadsey for Robin Blaikie for Corresponding Secretary - Second by Bill Howard motion carried.

It was then discussed how the management company will handle the operating account of the association, i.e. outgoing payments, etc.

6. Motion was made by Peg Quesenberry to give Eileen Winkler of Cedar Tree Realty the operating account checkbook - Second by Bill Howard - motion carried. Payments to be approved by the President or Treasurer.
The Roadfund account was then turned over to new Treasurer Bill Howard by outgoing Treasurer Mike Hutchinson.

7. Motion was then made by Joe Panzarella for the Roadfund account to have dual signatures - Second by Peg Quesenberry - motion carried.

OLD BUSINESS

Amendment Five to the Deed Restrictions will be made available to the lot owners along with the bylaws. Mike Hutchinson will look over the document from the attorney and approve.

Joe Panzarella brought up a discussion on the number of "For Sale" signs on vacant lots. The board will request lot owners limit For Sale signs to one per lot.

Discussion was made about Lot 46 (Hubbard) building a "garage type structure" without board approval. Several attempts to contact Mr. Hubbard have been made including a certified letter. The board directed Dave Chadsey to ask for a copy of a statement to Zoning and Health that the structure will not be inhabited along with a completed architectural review application. If the lot owner does not comply, the association shall file an injunction through our attorney. Approximate fee for this will be $1,000.

Discussion was made about Lot 48 (Cartwright) commercial vehicle in the driveway - one letter has been sent. This and other pending deed restriction violations will be turned over to Cedar Tree Management.

The outstanding dues list was passed out and discussed. All lot owners on the list are being handled by the attorney.

NEW BUSINESS

It was discussed on how the management company will handle violations. Eileen Winkler will drive thru every other Saturday, write up any violations she sees and notify the lot owners. Any "borderline" violations will be decided by the entire Board at the next meeting.

Eileen Winkler had presented her fee for her services:

- $450.00 Initial Set Up
- $700.00 One Quarter of Yearly Fee

8. Motion was made by Bill Howard to pay this bill - Second by Peg Quesenberry - motion carried.
9. Motion was made by Bill Howard to remove Mike Harrison from the Board of Directors due to missed meetings according to the Bylaws. Second by Eileen Fitzgerald motion carried.

A list of "alternate Board Members will be made up. Elizabeth Mulcahey was nominated as an alternate by Jim Moser.

Schedule for the 1992 Board Meetings was then decided:

- February 20 @ Eileen Fitzgerald's
- March 19 @ Dick Bergheins
- May 13 @ Bill Howards
- June 12 @ Dave Chadseys

July and August will be skipped - next meetings will then be:

- September 3 and November 5 - place to be decided at a later meeting. The December general membership meeting will also be decided at a later time.

New committees were then set up for the new year as follows:

- Road Committee - Dick Bergheim
  Jim Moser

- Architectural Review - Dave Chadsey
  Eileen Fitzgerald
  Peg Quesenberry

Dick Bergheim has one estimate for repair the entrance at the island on Celestine Pass for $8,300. Jim Moser will write up specifications for same and at least one more estimate will be obtained from APAC. These will be presented at the next meeting.

Discussion was made regarding bike racks at the bus stops. The liability issue will be researched and this was tabled for a future meeting.
10. A motion was made by Joe Panzarella for a letter of appreciation to Mike Hutchinson for his service to the Board of Directions - Second by Dick Berghein motion carried.

Meeting was adjourned at 10:15 p.m.
A meeting of the Bern Creek Improvement Association Board of Directors was held on February 20, 1992 at the home of Eileen Fitzgerald.

Present were:  
David Chadsey  
Joe Panzarella  
Bill Howard  
Robin Blaikie  
Eileen Fitzgerald  
Richard Bergheim

Also present at the invitation of Joe Panzarella was Kay Boyce.

The meeting was called to order at 8:30 by President David Chadsey.

Minutes of the January 28, 1992 meeting were read by Secretary Robin Blaikie.

David Chadsey moved that the minutes be accepted as read, Second by Dick Bergheim, motion carried.

Treasurer’s Report was read by Bill Howard. The Association has $9,017.95 in the operating fund.

Statement has not been received on the Roadfund account as of this date; no checks have been disbursed.

Motion by David Chadsey to accept the Treasurer’s Report as given, Second by Eileen Fitzgerald, motion carried.

The signature cards for the operating fund have not been obtained, Bill will get Eileen Winkler of Cedar Tree and Ellen Howard together to complete. Bill Howard will check with Ellen Howard regarding savings account held by the Association. David Chadsey and Bill Howard will have the signature cards for the Roadfund account completed.

OLD BUSINESS

Present was Donald Hubbard, owner of Lot #46. Mr. Hubbard circulated the plans for his structure under construction. Also submitted was a letter to the Sarasota Public Health Department dated November 12, 1991, read by David Chadsey, stating that the structure will not be inhabited, and is for storage only. The plans and letter were then discussed by the Board with Mr. Hubbard.

David Chadsey recommended approval of the structure with the letter as part of his application.

Motion by Bill Howard to accept as recommended – Second by Dick Bergheim – motion carried.
Abstaining from the vote was Eileen Fitzgerald.

Bike Racks at the bus stops within the community were then discussed. The liability was clarified.

Motion by David Chadsey to purchase a bike rack for the corner of Bern Creek Loop and Oak Hammock, cost is $100 per rack. Second by Joe Panzarella – motion carried.

A letter of appreciation will be send to the Muncies for their approval for the rack.

Motion was made by David Chadsey for Kay Boyce to fill the vacant board member position – Second by Joe Panzarella, motion carried.

DEED RESTRICTIONS

It was discussed that Cedar Tree Realty should copy to the board, any letters of violations sent to lot owners. These will be faxed or mailed to David Chadsey.

Letters of violations were sent by Cedar Tree Realty to Ann Jackson and Mr. Cartwright. The Jacksons were cited for the level of activity at the residence, trailers and unsightly objects including tires and a portolet.

Dick Bergheim asked about businesses in the community, and the level of activity that would constitute a nuisance. Recommended procedures as "any level of activity beyond normal family, creates a nuisance and is in violation.

The issue of real estate signs on Lots 1 and 2 was reported by Joe Panzarella. The realtor, Coldwell Banker reported as listing four - five acre lots. These lots are plotted as two - ten acre lots. Spliting of lots was then discussed,

Motion was made by David Chadsey to have Cedar Tree clarify the size of the lots, and send letters to the owners indicating to them that it is the position of the Board that the lots are recognized as ten acres each, and the Board recommends they remain as same. Copy will be sent to the broker. Second by Eileen Fitzgerald – motion carried.

The Cartwrights of Lot 48 have indicated that they will move the commercial vehicle in the driveway.
Cedar Tree will be asked to loot at Lot #36, Presley for - no garage door, front end loader in the drive and the unsightly mess.

NEW BUSINESS

Cedar Tree has asked to have the mail forwarded to them from the post office box. It was recommended that the dues and deed restriction violations have the Cedar Tree return address. All other mail will continue to be sent to our post office box.

The Welch's have settled their account with the Association, having received the balance of $688.60 plus $150.00 for the 1992 dues.

It was discussed and recommended to have the attorney's bill when received to send to Mr. Hubbard (lot 46) for violations regarding his lot, this will be approximately $300.

Motion was made by Bill Howard that if the association is forced to use the attorney, that the lot owner in violation be responsible for the fees. Second by David Chadsey - motion carried.

Road - Dick Bergheim reported on the situation at the island on Celestine Pass. Jim Moser is working on specs for same. Three additional bids will be obtained. Will have the attorney clarify the easements, as the island is not owned by Bern Creek, if needed, permission will be obtained from Dr. Chapman.

Dick recommended replacement of the broken reflectors in the roadway, at a cost of $4.00 each. Reflectors for Cowpen Lane from Fruitville Road to the first curve were discussed.

Motion was made by Eileen Fitzgerald that this be completed, at a maximum cost of $300.00, from the Roadfund Account. Second by Robin Blaikie - motion carried.

Mulcaheys Creek - Due to its reported condition, a meeting was set for the Board to meet on Saturday, February 22, 1992 at 10:00 a.m. to look at the creek between lot owners Mulcahey and Williams.
NEWSLETTER

It was discussed and recommended that a notice to the lot owners be put in the upcoming newsletter regarding speeders. It will be asked that they inform their guests to obey the speed limit of 30 MPH.

Lot owners will also be asked to pick up trash along the roadside that is left by Waste Management.

Eileen Fitzgerald asked about advertising in the newsletter, i.e., homerun businesses, birthdays, anniversaries, etc. A notice will be put in the upcoming newsletter asking for same.

Having no further business, motion was made by Joe Panzarella to adjourn - Second by Kay Boyce - motion carried.

Respectfully Submitted,

Robin M. Blaikie
Recording Secretary
MINUTES OF DIRECTORS MEETING - March 19, 1992

A meeting of the board of directors was held March 19, 1992, at the home of Dick Bergheim. The meeting was called to order at 7:30 p.m., and present were:

David Chadsey  
Joe Panzarella  
Bill Howard  
Robin Blaikie  
Eileen Fitzgerald  
Jim Moser  
Peg Quesenberry  
David Arsenault  
Dick Bergheim  
Kay Boyce  

Also present was Eileen Winkler of Cedar Tree Realty and Ron Williams.

Minutes of the prior meeting were read. Motion to accept the minutes by David Chadsey, second by Peg Quesenberry, motion carried.

Treasurer’s Report. Bill Howard gave the treasurer’s report, as of February 29, 1992:

$13,157.20 in the operating fund  
44,504.15 in the road fund

As of 12/31/91, the savings account holds $16,261.00. Discussion ensued regarding the savings account. Bill Howard will clarify whereabouts of the account with Mike Hutchinson and report at next meeting.

Scott Ferretti called David Chadsey to resign himself from the board. This being the third consecutive meeting not attended by Scott, the bylaws automatically removed him from the board. The resignation accepted, David Chadsey nominated Ron Williams to fill the vacant position. Second by Joe Panzarella, motion carried.

Eileen Winkler requested an endorsement stamp for the checking account, which was approved. A statement of activity on accounts was distributed to the board. Discussion on co-signatures for checking account, and a "cap". A research on account history will be made and a report will be made at a future meeting.

Motion was made to look into consolidation of accounts to one bank, Kay Boyce second, motion carried. Bill Howard and Eileen Winkler will research banks and report.
Motion by David Chadsey to have bank correspondence sent directly to Cedar Tree with the condition that board be given a complete activity report on a monthly basis. Eileen Fitzgerald second, motion carried (Joe Panzarella opposed)

Eileen Winkler gave her report on activity - 95 statements and 20 deed restriction letters have been sent, some second and third notices. Mr. Hubbard of Lot 46 was sent the attorney bill for his previous violation.

The "nuisance" violation was again discussed. An announcement in the newsletter will be added to respond directly to Cedar Tree on violation letters.

Walker on Lot 16 has requested permission to build a six stall pole barn with no side walls. Due to the location of the structure on the lot, motion was made by David Chadsey to accept the application with the condition that when sides are added that it be in harmony with the existing structures and approved by the board. Second by Dick Bergheim, motion carried.

Old Business - Roads - Jim Moser is still awaiting two bids for the repair of the island on Celestine Pass.

Dick Bergheim reported that the reflectors and stripes on Cowpen Lane would run $390.00, but is asking that the owners on Cowpen lane split the cost with Bern Creek, and is awaiting a response.

Discussion ensued about speeders and speed bumps on Celestine Pass. Will get a price from bidders on the island repair to put in speed waves. This may be presented to the general membership at the June meeting.

Culvert repairs on the bridge. David Arsenault will look at the culvert and get approximate cost for repairs, and what needs to be done.

There was discussion on the creeks and water flow and possibility of improvements.

Bike Racks - David Arsenault will pick up and install the bike rack for Oak Hammock. David Chadsey will follow up with Emma Masters on other sites.

David Chadsey read the letter to be sent to Mike Hutchinson in recognition for his work on the board, which will be framed and sent to him.
Eileen Fitzgerald presented her bill for services on the mowing, trimming and ditch work. Motion by David Chadsey to increase bill to $600, second by Dick Bergheim, motion carried.

Ron Williams will head up a mowing committee, and recommend time frames for ditches to be mowed.

Eileen Winkler presented her revised bill for the second quarter for $659.39, motion by David Chadsey to accept, second by Eileen Fitzgerald, motion carried.

Meeting was adjourned at 10:15 p.m.

Respectfully Submitted,

Robin Blaikie
Recording Secretary

Approved by:

David Chadsey
Date 5/13/92
MINUTES OF DIRECTORS MEETING - May 13, 1992

A meeting of the board of directors was held May 13, 1992, at the home of Bill Howard. The meeting was called to order at 7:30 p.m., and present were:

- David Chadsey
- Joe Panzarella
- Bill Howard
- Robin Blaikie
- Eileen Fitzgerald
- Jim Moser
- Dick Bergheim
- Ron Williams

Minutes of the prior meeting were read. Motion to accept the minutes by David Chadsey, second by Eileen Fitzgerald, motion carried.

Treasurers Report - April bank statement have not yet been received.

As of March 30, 1992 - $16,872.35 in the Operating Fund
   $41,774.79 in the Road Fund

As of March 16, 1992 - $16,334.94 in the Savings Account

Motion to accept the treasurers report as read, motion carried.

OLD BUSINESS - Lehman on Lot #90 has asked for a variance on their pole barn which sets less than 50 feet from the propertylines of Lots 85 and 86. Permission from those lot owners has been granted. After discssion of the history on this problem motion was made by Joe Panzarella to make an exception to the setback as per the deed restrictions for the Lehmans. Second by Jim Moser—motion carried.

A variance will be sent to the Lehmans after signature by David Chadsey.

Eileen Winkler not being present the dues statements that will be sent were discussed as well as the liens that will be processed by the attorney.

Hubbard - Lot 46 was sent the bill from the association attorney for payment. Mr. Hubbard has indicated he will not pay same. After discussion it was decided that we will give the attorney approval to pursue the bill from Mr. Hubbard.
Page 2
May 13, 1992

Roads - The association has obtained bids on Roundup treatments for the roadways. After discussion this was tabled for a future meeting.

Jim Moser circulated copies of the estimates on the repairs on the island on Celestine Pass. Bids were obtained from APAC, Earl Collins Paving and Ken White Paving.

After discussion of each bid and explanation from Jim on each procedure, a motion was made by Joe Panzarella to accept the bid from APAC, second by Ron Williams, motion carried. Jim Moser will get an updated bid from APAC to secure figures and go to contract.

Dick Bergheim discussed the ongoing vandalism to the road signs and guard rails.

Motion was made by David Chadsey to give to Dick Bergheim a $50.00 petty cash account for the road maintenance that he performs. Second by Eileen Fitzgerald - motion carried.

Architectural Review - Dahl Lot #93 has submitted plans for a combination barn/workshop with a guest suite. After discussion, a motion was made by David Chadsey that the plans be accepted with the contingency that we have the Dahl's written assurance that the structure will not be inhabited prior to construction of the primary residence and that it harmonize with any future residence. Second by Eileen Fitzgerald - motion carried.

Newsletter items and upcoming general membership meeting were briefly discussed.

The meeting was adjorned by David Chadsey at 9:15 p.m.

Respectfully Submitted,

Robin M. Blaikie
Recording Secretary

Approved by:

David Chadsey
Date 6/12/92
MINUTES OF DIRECTORS MEETING - June 12, 1992

Having met for a general membership meeting and not having a quorum (17 owners present) the general membership meeting was cancelled and a board meeting was held in its place.

A meeting of the board of directors was held June 12, 1992, at the home of David Chadsey. The meeting was called to order at 8:00 p.m., and present were:

David Chadsey
Joe Panzarella
Robin Blaikie
Eileen Fitzgerald
Jim Moser
Dick Bergheim
Ron Williams
Dave Arsenault
Peg Quesenberry

Minutes of the prior meeting were read. Motion to accept the minutes by David Chadsey, second by Eileen Fitzgerald, motion carried.

Treasurers Report - Treasurer Bill Howard not present, the treasurers report was read by Eileen Winkler.

As of 5-31-92
$17,154.92 Operating Fund
$41,774.79 Road Fund

Eileen is having to trace the savings and road fund accounts and should have a report soon on same.

Motion by Dave Chadsey to accept the treasurers report, second by Robin Blaikie, motion carried.

Architectural Review - Discussion ensued about the history of construction procedures and owners not living in barns and guest houses.

Questions from lot owners present were answered and discussed.

Mowing Committee - Ron Williams informed present owners of the procedures used in requesting Eileen to mow. The owners were asked to mow their swale area to cut back on the mowing. Mike Blaikie asked to have someone look at the tree growing in the ditch on lot 11E.

Roundup treatments were discussed for the sides of the roadways to keep the grass and weeds from growing into the pavement. Jim Moser suggested we drive on it. This was tabled for future discussion.
Roads - Jim Moser accepted the bid from APAC for $6,807.00 to repair Celestine Pass at the island. APAC is ready to start as soon as the area is ready. Jim is to pull out the tree stump and the palmettos to make the area ready. Questions were taken on this issue and discussed.

Old Business - Letters of deed restriction violations were discussed. Eileen Winkler has sent a certified letter to Dahl Lot 93 regarding the barn structure that he is building to ensure that it will not be inhabited.

Cartwright, Lot 48 brought in pictures to assure us that he is trying to move the commercial vehicle out of sight, and has put in bushes and some shell. Dave Chadsey discussed the issue and improvements to same and will take another look. Discussion was brought up regarding Cedar Tree coming out on Saturday afternoons to write up violations as homeowners have things out in the yard, etc. that might not normally be out.

New Business - Mike Blaikie informed the members regarding the problems encountered with Paradise Cable Television to warn other prospective customers regarding same.

The Larsons of Lot 89 asked about what the Dahls on Lot 93 were going to be doing regarding building their residence and what could they do to regain their privacy between the two lots as the barn that the Dahls are building is extremely close to their home.

Newsletter - The ideas put into the newsletter was explained and what we are trying to do with same. Members were asked to call a board member for any items they wished to put into the newsletter.

Having no further business, the meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Robin M. Blaikie
Recording Secretary

Approved by:

David Chadsey

Date
MINUTES OF DIRECTORS MEETING - August 6, 1992

A meeting of the board of directors was held August 6, 1992 at the home of Robin Blaikie. The meeting was called to order at 7:30 p.m., and present were:

- David Chadsey
- Jim Moser
- David Arsenault
- Dick Bergheim
- Kay Boyce
- Robin Blaikie

Minutes of the prior meeting were read. Motion to accept the minutes by David Chadsey, motion carried.

No treasurers report was given as Eileen Winkler and Bill Howard were both absent.

Old Business - Dahl #93, subsequent discussion on a letter received that the barn/workshop would not be lived in.

Kay Boyce asked about others (Triguero) and a history of this problem was discussed.

Ed Robeshaw #94, letter received that Robeshaws were unable to purchase and erect a fence due to increased construction costs. Discussion ensued regarding options. Motion was made by David Chadsey that the board of directors purchase the material for the fence as per paragraph #7 of the Deed Restrictions, with an amendment to discuss same with the lot owner prior to materials being ordered. Second by Kay Boyce, motion carried.

Perry Lot #7 has been advised that a fence needs to be put up as well.

Doran Lot #22 - discussed history of deed restrictions, i.e., horse trailers, barn doors, etc. attorney indicates a $750 retainer to proceed against Dorans. This discussion was tabled for a future meeting.

Architectural Review - plans submitted by Joe Snyder of Lot 58 were reviewed and discussed. Motion to accept same by David Chadsey, second by Dave Arsenault, motion carried.
Roads - approval of additional funds for the pass and loop on the corner - no motion.

New Business - statement received from Cedar Tree regarding payment of the quarterly fee of $700 plus $104 in postage and copies. Motion was made to approve and pay same - second by Dick Bergheim - motion carried.

There being no further business - meeting was adjourned.

Respectfully submitted,

Robin M. Blaikie
Recording Secretary

Approved by:

David Chadsey
Date ____________________
MINUTES OF DIRECTORS MEETING - September 24, 1992

A meeting of the board of directors was held September 24, 1992, at the home of Eileen Fitzgerald. The meeting was called to order at 7:45 p.m., and present were:

David Chadsey
Joe Panzarella
Robin Blaikie
Eileen Fitzgerald
Dick Bergheim
Ron Williams
Peg Quesenberry
Kay Boyce
Bill Howard

Minutes of the prior meeting were read. Motion to accept the minutes by David Chadsey, second by Peg Quesenberry, motion carried.

Treasurers Report - Treasurers report was read by Dave Chadsey.

As of 7-31-92
$8,331.67 Operating Fund
$42,284.90 Road Fund
$16,509.42 Savings Account

Road repairs at the Pass were taken out of the operating fund in the amount of $6,807.50.

Old Business - Amendment changes to the deed restrictions were finalized by the attorney. Each change was discussed, and copy of same will be mailed with the next newsletter to the lot owners. President Dave Chadsey signed off and Secretary Robin Blaikie will do same and return to the attorney for filing.

Deed Restriction Violations - letter from attorney regarding retainer of $750 to proceed against the Doran’s Lot 22 for repeated violations, and having ignored previous attempts to repair same. Discussion of same ensued.

Motion to proceed with injunction to force Dorans to comply with various deed restriction violations as per the attorney’s request. Second by Robin Blaikie - motion carried. (one opposed)

Butler Lot 28 - the Butler’s have also ignored repeated attempts to repair violations on the property.

Motion to retain attorney as above to proceed against the Butlers as recommended by Cedar Tree Realty. Second by Peg Quesenberry - motion carried.
Other Violations - Robin Blaikie asked to have the Hubbards portolet in the front of the property looked into.

Robeshaw - lumber for fence has been ordered for the total amount of $1,241.74. Will have letter drawn up for owner to sign in repayment, in which a schedule will be addressed. No lien on the property will be necessary, and no interest will be charged.

True - letter from Cedar Tree to move storage building out in back of residence.

Roads - Dick is to get with Jim Moser regarding fixing the pass, reflectors and depressions. After their meeting with APAC regarding same, Dick will report at the next meeting in November.

The warranty on existing roads will also be looked into and reported on in the future.

Other Business - Sandra Choma Lot 82 has asked that she be exempted from penalties and attorney fees due to an incorrect address. Motion to exempt Sandra Choma from penalties associated with collection of dues - no second - not carried.

Bike racks will again try to be installed on lots accepting same.

Culvert weeding was discussed as some owners culverts are stopping drainage due to weeds. Will be looked into.

Meeting schedule as follows: October - none
November 9th at Howards
December 5th at Boyce

December meeting will be general membership meeting and party.
Having no further business - Motion by Bill Howard to adjourn - second by Dick Bergheim. carried.

Respectfully Submitted,

Robin M. Blaikie
Recording Secretary

Approved by:

David Chadsey

Date____________________
A meeting of the Bern Creek Improvement Association was held on November 9, 1992, at the home of Bill Howard.

Present were: Dave Chadsey
Eileen Fitzgerald
Bill Howard
Dick Bergheim
Robin Blaikie
Kay Boyce
Joe Panzarella
Dave Arsenault

Also present was Eileen Winkler representing Cedar Tree Realty.

President Dave Chadsey called the meeting to order at 7:30 p.m. The minutes of the October meeting were read. Motion to accept as read by David Chadsey – seconded and carried.

Treasurers Report. Eileen Winkler of Cedar Tree Realty gave the treasurers report.

As of 9-30-92 - $7,444.05 Operating Fund
16,509.42 Savings Account
42,592.65 Road Fund

Deed Restrictions

Pam Butler of Lot 61 was present to present as required the drawings for the greenhouse which had been partially constructed on her property. Discussion – Motion to accept by Eileen Fitzgerald – second by Joe Panzarella – carried.

Doran Lot 22 - barn has been partially painted - trailer moved, will follow up on attorney expenses.

Hubbard Lot 46 - portalet - letter received from Mr. Hubbard to Cedar Tree indicating that he is still in the construction phase and cannot remove the structure from the front of the property. Will look into and report at the next meeting.

Architectural Review

Ken Castro submitted plans for his residence - they were reviewed and motion to accept as submitted was made by Dave Chadsey – second by Bill Howard – carried.
Richter Lot 18 plans were submitted - discussed and motion to accept by Dave Chadsey - second Bill Howard - carried.

New Business

Retaining Cedar Tree Management for another year was discussed and will be brought to the general membership in December, with recommendation from the board to retain. Motion by Bill Howard - second Dave Chadsey - carried.

Roads

Dick Bergheim reported that Earl Collins will charge $800 to fix seven depressions, island tree root, corners, etc., Dick has asked for $1,000 to assure proper based on corner of the pass and the loop.

Also will look into small fuel spill on the asphalt in front of Lot 34 as to responsible party.

Motion to authorize up to $1,000 for road committee to enter into contract to have minor repairs done to the roadways - discussion - Second by Dave Arsenault - carried.

Kay Boyce inquired about the bridge in front of 1300 Bern Creek Loop. Culvert will collapse if not repaired. Dave Chadsey will meet with Bill Howard, Dick Bergheim and Dave Arsenault on Saturday morning to check into the situation. Report will follow.

Eileen Fitzgerald inquired about the sign on the island which is on the way out of the development - would like to reword and move. Discussion of same - motion by Eileen to move and change sign - no second - will table for a future meeting.

Old Business

Robeshaw Lot 94 - no payment on fence - no signed commitment - 2 1/2 weeks late with first payment. Discussed - motion to lien the property by Dave Chadsey - second Bill Howard - carried.
Newsletter

Ellen Howard asked about putting in an ad forming the Bern Creek Saddle Club.

New Business

The general membership meeting for December was discussed and agenda planned.

Having no further business - meeting adjourned.

Respectfully submitted,

Robin M. Blaikie
Recording Secretary

Approved by:

______________________________
David Chadsey

Date________________________