

Board in Attendance: Bob, Art, Sheila, Mike Mellinger PM, Grant Dewey Z&R

10:00am Meeting called to order by Art

Counting votes: Did not have a voting quorum of 66%, but the voters were in support of the rule changes. BoD is unsure what action to take at this point. See notes below for discussion.

10:02 am

October Minutes – Reviewed, accepted and signed.

Monthly Financials – Good progress paying off payable accounts down to \$325. The lawn contractor Weisberg has been given notice to be terminated at the end of November 2010. Weisberg has agreed to perform an immediate cleanup. New contractor will be Greener Grass. New contract has a 12 month period of no termination without cause then can give 30 day notice to terminate. PM reviewed monthly expenses, annual budget and balance sheet status for the HOA. More good news, aged receivables are small and young (less than 30 days old).

10:17am

Budget – PM presented a brief review of the budget process and decisions made. Board had some discussion about explaining the budget to members during announcement period.

10:30 Interpretation of rules and regs

PM will draft a letter or paragraph for the BoD to approve and / or use with the notice of RRs. PM and Z&R stated several times that we cannot give legal counsel and cannot recommend the BoD making changes to the RR without proper, legal procedure according to the By Laws, etc. In addition, the PM reminded the BoD that their Officer and Director insurance coverage does not include “unlawful or illegal or ...” acts. A lengthy discussion by the BoD concluded with making only clarifications to the RRs without any changes being included or made to RRs.

11:20 Next BoD meeting will be immediately before the annual meeting at same location TBD. Annual meeting, is tentatively scheduled for January 5, 2011 at 6:30pm at a Fire or Police Station. (Not on Fridays)

Future BoD meetings will be every other month in 2011 (Jan, March, May, etc.)

11:28 Art asked about the credit card payment option, so the PM explained the details of costs which make the option less attractive to most HOAs and owners.

In order meet the 30 day lead time for annual announcement the packet should go out before 12/5/ 2010. PM will send a separate letter explaining the dues increase by Dec. 1st, 2010.

11:38 BoD approved the new lawn contract and provider which should reduce cost significantly. The handrail request was denied. PM will send out a second letter of warning for the garage door paint color issue. Towing clarification of removal parameters given by PM. Group reviewed miscellaneous items and action plans for PM to handle.

11:50am Meeting adjourned

Art
President

Mike Mellinger
Property Manager

Rough draft of an introductory paragraph for the RR clarifications

The BoD frequently encounters situations where the RRs do not provide guidance yet decisions are required for the health of the community. For that reason, several votes by written ballot were taken in a comprehensive effort to collect a voting quorum from the HOA members in order to make formal changes. A quorum was not achieved. However the majority of the votes supported the BoD recommendations or interpretations of the RRs. Therefore, due to the lack of clarity and details in the HOA rules and regulations the BoD submits their interpretation of Section XX, part XX, as described here, as the basis for future Board decisions:

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