Minutes on April 9, 2011

Everyone present + Drew + Billie

1. Joe Sties resigns. Billie Millner resigns.
2. Adopt change to bylaws as per email, to remove ability to mortgage common area. PASSED. (Must edit.)
3. Calendar year = fiscal year. PASSED.
4. Taxes have been filed.
5. Financial report:
	1. Lawn service: For common area
	2. Taxes: On common properties owned by HOA
	3. Liability: for board plus if something happens on the roads
	4. Road maintenance: for Pritchett only
	5. Official date of HOA: August 26, 2010.
	6. JOE: PUBLISH TO WEBSITE
6. Need to change bylaws to maintain only on Pritchett. Will do this offline.
7. Proposed change: hold annual meeting on weekend, not weekday.
8. Target date for annual meeting: September 3.
9. Election committee: Sonny, Drew, and one other, to be named, possibly Chuck Neff.
10. Nominations: Current board, minus Hal, plus Linda Korman subject to her agreement.
11. Board will have 6 members.
12. +4 has commissioned survey to see if common beach is underwater there. It is. Will record easement for owners to walk across that area. Their ownership will go to the water.
13. Take ownership of roads now. For beach, options are:
	1. HOA takes ownership north of +4 houses.
	2. All lots extend to water with easements for passage, use.
14. No action on proposed agreement from Drew.
15. Drew gave presentation about the +4 plan on the beach rocks. “The Board sees no reason to object to the efforts of the +4 to actively engage in the preservation of their property for the breakwater project.” PASSED.
16. Vote to proceed with takeover of roads. PASSED.
17. Doug Hart for lawn service. Jack empowered to decide when to mow lawn.