

Minutes November 18, 2011

HOA Board Meeting

Meeting was called to order

All board members present

New business:

1) Delegation of duties

Don Skotty - treasurer
Brenda Poulter - secretary
Gene Tomlimson - vice president
Candace Winkle - vice present
President - president

Note that Gary and Gene serve on the landscape committee

It was motioned by Brenda that the Board meets every quarter. Warren seconded and the motion was passed.

Warren reminded the board that three members is a quorum.

Since Warren has kept records with quick books, we may need to buy some software for Don to use the existing records.

ACTION ITEM: Brenda will schedule meeting for March for the board.

Don will look into software.

Old business:

1) Plowing

Bids range from \$600 to \$1600. The lowest bids are not unlimited plowing. Six plows, \$80 each additional.

The board was keeping in mind that last snow season was uncharacteristic from prior years.

We all felt that the snow easements are not the only place snow can or should be placed.

We all felt that after the discussion, we will keep Tim on this season. To this end we would address the concerns brought to the board

It was agreed by the board that the role of the plow driver (Tim) is to clear the roads, not homeowner driveways. Homeowners will be advised of this issue. If they want driveways cleared of plow snow, they can talk to Tim to do it for a fee, hire another Driver, or do it themselves. Homeowners will also be advised not to move snow into roads or have their drivers move snow into roads.

One concern by a home owner was that snow was being deposited in the wrong spot and impeded their ability to use the drive. Tim will be brought into discussion as to where and how we can move the snow to make homeowner more happy.

Another concern was that snow impeded a homeowner of getting into his drive with his construction machinery. We all felt that since it is against rules to store this on property, it should not be a problem, if homeowner wants snow moved differently, he can move it.

Another concern was snow moved on other side of road from a driveway, which, due to angle of the driveway made it difficult for homeowners to back out. Tim will be advised to move snow off road, as described in snow removal specs. However, we will ask him to keep an eye on the situation, If road starts closing in from heavy snows, a front loader will be brought in. If homeowner would like snow moved beyond the road, it is their responsibility to do so.

A discussion of the board focused on:

Talking with Tim on being proactive if a front loader is needed, the concerns brought thus far from homeowners and for Tim to notify us if homeowners are

pushing snow incorrectly. Warren said he would talk with Tim

Homeowners can hire Tim or another person if they want additional work done, and it is within Tim's right to ask for funds for work done in/on/around homeowners drives if homeowner asks for more than specs.

We can consider other drivers in the future. The board feels this should be done early, so we can see the product of others. Question whether another driver would be significantly better.

Tim, as a rule, plows a lane before the county plow to allow homeowners to get out and then comes back after county plow to fine tune roads. This as been thoughtful and beneficial to us.

Don motioned to keep Tim another year. Candace seconded and the motion passed.

ACTION ITEM: Warren to talk with Tim
???? To follow up with homeowners regarding concerns and additional work for fee

2) Budget

Don and Warren will make changes to the budget reflecting decision on plowing and provide to board. Upon approval, will be provided to homeowners

ACTION ITEM: Don to revise budget and distribute

3) Construction machinery/trailers/etc

It was agreed to wait to talk to homeowners in spring with Banned apparatus in yards. This could happen earlier if another homeowner complains.

4) Homeowners behind in payments

One homeowner is behind \$2300 in assessments not included late fees and interest.

A lien has been filed.

It is unclear at this point whether we need to do another lien to include the late fees.

It is clear that the HOA should not incur fees do to liens, as it is in HOA documents stating that homeowner will have to pay legal, county, etc fees due to liens and foreclosure.

Board agreed that it is bad precedence to let someone sit on large debt for a long duration.

Gene talked about a "super lien" for the HOA. Will look into this further and find out what it means.

It was recommend that the past lawyer for the development, Mr. Carlson, be contacted for a letter to homeowner.

ACTION ITEM: Don will pursue lien and what is needed to start proceedings as well as see about a formal legal letter to homeowner.

5) Document review

The board spoke about where the process is.

ACTION ITEM: Candace will start the process up again

6) Changing homeowner responsibilities

A homeowner recommended that those people on the side roads pay for the up keep of said roads as well as other piecing of costs.

The board discussion resulted in the following thoughts:

A) Breaking up fiscal responsibility would detract from everyones value

B) Issues of not paying for community aspects would be self serving at best

C) Objective of HOA is to preserve, enhance, retain, and protect values of homes in subdivision

D) Homeowners should have done due diligence with

HOA documents and know what's expected of them for the subdivision

E) Homeowners bought in with the documents as they are

F) We are a community

7) Dirt piles

At the last HOA meeting the dirt piles were discussed. Kristin Corsette was to talk with county. We have not heard what she was able to find

Since the dirt piles are not on our property, we are limited to what we can do. There is hope that we can have them removed because of a county ordinance or the like.

ACTION ITEM: Warren said he would follow up with Kristin

8) Pump house dirt pile and trench

Since the board feels this is a liability, it should be filled in.

ACTION ITEM: Don will, as a water board member, request this be done.

9) Pump house

The deed for the pump house dictates that the HOA has 1000 sq ft. This is not the case.

Water board will see about the reimbursement of the deficit of squad footage. Don had some great ideas of how this could be done.

A motion of adjournment was made by Gene. Brenda seconded and the motion passed.