

CRUCE LAKE HOA BOARD MEETING

September 5, 2012

Present: Harry Hauck, Diann Hallman, Pat Erwin, Brenda Singleton, Diane Woody
And Ed Walsh Absent: Ellen Abee

The meeting was called to order by President, Ed Walsh at 7:35. The purpose of the meeting was to prepare for the annual Homeowners Meeting. Ed said that we must give the homeowners 30 days notice before the meeting. The board decided to have the meeting on Saturday, October 13th at 12:30. The board decided to have a picnic and to supply the meat, drinks, and fixings for the neighborhood and ask each family to bring a covered dish. Ed asked Diann to email a list to him of the amount of barbecue and hotdogs purchased last year and he and Doris will go to Sam's Club and purchase the needed supplies. Pat said she would have room in her freezer for the barbecue and hotdogs.

Ed and the board discussed the agenda for the Homeowners meeting. The election of board members will be held that day. In addition Ed will discuss the state of the common area, Diann Hallman will give the financial report, and we will ask Ansel to give a brief update on the new Neighborhood watch.

The board decided to send out a newsletter along with the required documents for the election. Diane Woody said that in the newsletter we could request that anyone wanting to run for the board or nominate a neighbor for the board could contact any board member to have the name added to the ballot. She said we should also put in the newsletter that a resident must be in good standing to run for and be elected to the board. The board decided to include the following in the newsletter: the date of the annual meeting, a list of those residents who have volunteered to be block captains for the neighborhood watch, a message encouraging involvement of residents in our community and especially in an activities committee, a positive message about the decrease in trespassing and an article (also as positive as possible) about the activities of the Architectural Control Committee.

If re-elected to the board, Diane Woody has agreed to be president and Ed Walsh will stay on the board. Pat Erwin, Brenda Singleton, and Diann Hallman have agreed to run for the board once again. Harry Hauck will retire from the board and Ellen Abee will not run again. The board told Harry that although we understood his reasons for retiring, he will be greatly missed. Ellen's husband Britt has agreed to run. The board discussed trying to recruit resident to run and Brenda Singleton agreed to call Kim Bjork to see if she would consider running. Diane Woody is going to speak with Michelle Johnson about running also. Ed is also going to

speak to Caroline Shepherd. We can have as many as nine board members although the usual number is five or six.

Diann Hallman gave a report on the increased insurance and other expenses we have had this year and the fact that we are projected have a small balance at the end of the fiscal year. The board discussed increasing the dues and decided that once again, we are okay barring any unforeseen emergencies. We would like to do some landscape improvements and we still have the replacement/repair of the gazebo at some point but the board decided to work within the current budget at least for one more year. If we do have extra money at the end of the year we could put some of that money aside for landscape projects.

The board discussed those residents who are in non-compliance with the covenants and have not responded to calls or letters from the ACC. The board can fine those in non-compliance if they continue to ignore the covenants. This is a last resort but may be necessary in some cases to maintain the integrity of the neighborhood.

The meeting adjourned at approximately 9:30.

Respectfully submitted by Pat Erwin