

HOA-Crooked Tree Estates  
Official Board Meeting Minutes

Date: March 28, 2018

Location: Mason Municipal Building, Rm#2029

Time: 7:08-8:17pm

Board Members in Attendance: Shawn Hopkins, Tom Molitors, Teranne Conder  
Warren McDonald, Becky Burgbacher

Board Members Not Present: Chuck Nelson, Judy Cox

Attending Guests: Richard and Jill Alzbourn, Melissa and Denny Holsteggie, Alex and Ellen Vermejan, Donna and Barry Holzmiller, Mike McTall, Jennifer Hopkins, Alex Hamet, Mark Burgbacher, Doug Hazen, Cris Suarez, Thomas Conder, John Pavlak, and Greg Bonner.

Quorum Present (Y/N): Y

**AGENDA**

- Overview of Board Meeting Process
- 2018 Calendar for Elections update
- Annual Meeting - need to determine day and time in April
- Spring Party - April 28th 4 - 8 pm - Pool Area
- Walking Path - 30 min
  - Legal Summary
  - Proposed next steps by our lawyer
  - Discussion
  - Motions and Decisions

**Board Actions:**

1. Discussed an ideal community: responses included...sharing, collaborating, friendly, neighborly, vibrant, safe, respectful, family.
2. Board meeting Process reviewed. Robert's Rule of Order.
3. Saturday, April 7<sup>th</sup> open Ballots with Board. 27 Ballots back so far.  
*NOTE: The Annual meeting and Elections were moved by the board after the meeting to April 14<sup>th</sup> from 8-10 at the Mason Fire House #51 on Mason Montgomery Road. This meeting was moved to meet the requirement that homeowners are notified of the annual meeting 10 days in advance in writing.*
4. Spring Party discussed. April 28<sup>th</sup> 4-8pm. With the Fairways in the Pool area. Thing 1 and Thing 2 to play. Margaritaville theme. Cost will be divided among both HOA's depending on attendance. *The Fairways agrees to pay at least 50%.* Hope this will open relationships with the Fairways so we can request pool passes for our community in the future.
5. Letter from attorney: Letter going out in the next 1-2 days. Brooks contacted the HOA attorney and complained that 60-80 people have trespassed on their property and violators will be prosecuted.
  - a. Attendees were displeased with the announcement.
  - b. Shawn clarified: it does include the back 9.
  - c. Questioned posed: if homeowners can drive over, rather than trespass through yards, can the back 9 trail be used?
  - d. Streets are public, back 9 is private property.

- e. Alex Vermejan questioned how we will respond to Brooks? What is our attorney going to respond back? We shouldn't take that happily.
  - f. Shawn reinforced its private property. And there is a severed relationship with Brooks and Schineke.
  - g. Doug specified private property. If the individual homeowners offer that, then it's possible.
6. Walking Trail: Opened to all for Issues and Discussions
- a. Is there a chance to connect to the preserves?
  - b. Suggested that we should contact the city and get them to help us get access to the city bike trails. It was further suggested that this would allow us to be included rather than excluded so the city has an obligation to connect our community to walking and biking paths. A few residents have already discussed the issue with the city engineering and he requested the HOA put together a proposal for review, with no guarantees. It was also mentioned that the city is claiming we already have access through the fairways streets and sidewalks. A board member wants to respond to the city that access through the fairways isn't a sufficient access from our community.
  - c. A board member mentioned that grants could be available.
  - d. Questioned about where to connect. Comments were made about the green spaces on the Preserves side and Easements on the Estates side There were comments that included potential options of the city impacting homeowners' property.
  - e. Questioning the definition of the easements. Need more information from a lawyer.
  - f. Specifically addressed a homeowners choice to remove the trail off their property at 3317 Putterwood Ct.
  - g. Who is responsible to maintain the trail? Who is liable?
  - h. Becky publically motioned to have Teranne removed from the Board as a conflict of interest over the trail and for working outside the Board. Shawn clarified we would discuss that process in our executive meeting following the covenants.
  - i. Shawn shared that he has the legal assessment of the HOA lawyer and would only share this with the board because the information was attorney-client protected between the lawyer and the board. The board can decide to share the legal summary with a majority vote of the board. The board will discuss this when the information is shared after the completion of the election.
  - j. Shawn was challenged by two homeowners to share the legal summary immediately. Shawn shared again that he was following the instructions of the lawyer and would not share the summary until discussing this with the board.
  - k. The Conder's clearly stated that they decided to remove the walking path from their property because it was an undocumented walking path and they felt liable for the safety risks of the path. Tom shared that he is not opposed to allowing the trail to be put back in if it can be documented correctly. They also stated that they would support what the community decides and are willing to work with the HOA to find resolution on the trail. Tom expressed concern that the current trail cannot connect to the Preserves or city bike paths since it is landlocked.

- l. Another resident on the path expressed concern on whether they are liable or not and wanted the HOA to accept the liability so that the homeowners would not be liable.
- m. Resident shared that he just wants the driveway to have documented rules that are followed. Requested that walkers respect the property/path (e.g. pick up dog poop, no vehicles, etc.)

7. Next Meeting: Monday, April 14, 2018, 8-10am. Fire station 51.

President Signature: \_\_\_\_\_

Recorded and Certified by Secretary: \_\_\_\_\_

Attached Supporting Documents: Attorney's Letter about Trespassing in the Preserves

Approved via email: Shaun



