Minutes of Board meeting

June 27, 2013

Present at meeting:

Frank, Lynn, Jim, Nick, SuzAnn

Topics discussed:

1. Jim moved to have attorney Susan Swimley draft and convey changes in appropriate

language and to file these convenant changes with the county.

Frank second.

1. Junk car status- Ask Susan Swimley, attorney how to control old junk cars in

subdivision with respect to ordinance # 2004-017 to control community decay.

1. The question was raised at the annual meeting about the terminology of assessment

and special assessment. This will be brought up with attorney if there is any reason

for caution in the wording special.

1. The board discussed talking with attorney about keeping or changing accounting

fees. If we need to break out general and special assessments.

Nick will give budget outline to each homeowner in their mailbox.

1. Due to convenant change #1 all properties developed and under developed must pay

all levies approved by HOA. The attorney will be asked if there is any recourse if owners

of underdeveloped lots elect not to pay some portion of assessed fees.

1. It was discussed if the HOA can transfer unspent general funds a different

accounts per needed as we try to save for future street repairs.

1. Follow up discussion on second lien of unpaid dues-2012. Nick will send

certified and registered letter to home owners who have not paid annual HOA dues.

If no payment in 2-3 weeks a lien will be filed.

1. Nick will distribute minutes of annual HOA meeting and budget summary and put

in each home owners mail box.

1. Fran and Nick to do follow up on culverts.
2. Next meeting end of September. Thursdays seems to work best for all board meetings.

Jim brought up that we should rotate homes for board meetings.