

## Minutes

### Board of Directors' Meeting

November 14, 2015

**Members in Attendance:** Dick Asbell 16, Dale Breer 16, Clark Ackerman 16, John Lundberg 17, Michele Robinson 17, Mark Bostjanick 18, and Tracy Usry 18. Others: James Buckley, Elizabeth Buckley, Patrick Bryant, Sharon Poole, and Keisha Higley.

The meeting was called to order at 8:05 am with six board members in attendance, Tracy Usry was not present when the meeting was convened. [Note: the board convened the meeting an hour early than previously announced to meet in executive session without inconveniencing HOA members who planned to attend at the announced meeting time of 9:00 am.]

Dick Asbell made a motion "to enter into Executive session to discuss the proposed Policy Resolution 2016-01 submitted by the maintenance committees representing the Recreation and Crooked Creek Easements and the formal complaints submitted via the CICB process regarding the same and possible litigation." The motion was seconded by Clark Ackerman. The motion was unanimously approved by the six board members in attendance.

Tracy Usry joined the executive session shortly before the board voted to exit executive session at 9:05 am.

James Buckley, Elizabeth Buckley, Patrick Bryant, Sharon Poole, and later Keisha Higley then joined the special meeting of the board.

John Lundberg declared the special meeting back in session and stated the the purpose of the meeting was to provide the maintenance committees feedback on the Policy Resolution that had been submitted to the board. The submission of the Resolution was in accordance with the motion from the Special Meeting of the HOA in September to review a proposed set of rules and regulations for the Recreation Easement and the Crooked Creek Easement.

The board announced that the next step in the CICB process would be to hold a formal hearing on the two complaints that had been filed by Mrs. Higley. The hearing will be held December 5 in conjunction with the regularly scheduled BOD meeting.

The board made the following recommendations concerning the Resolution:

- 1) Since the preliminary review indicated it was likely that at least some portion of the complaints against the Resolution would be upheld, the committees could start over on the review.

- 2) The committees should provide sufficient notice of their meetings and any drafts of documents that would be created. A discussion ensued concerning what constituted sufficient notice. The board suggested 7 days and took an action to construct guidelines for the BOD and HOA committees to use in scheduling meetings.
- 3) The Resolution contained portions related to the rules and regulations of the respective easements and portions related to the organization of maintenance of all HOA common areas. The former was the focus of the motion adopted at the special meeting in September. According to the HOA Covenants, the latter is the responsibility of the BOD and thus should be addressed separately from the former.

An open discussion of these issues was held.

At 11:00 am, Dick Asbell made a motion to adjourn. Mark Bostjanick seconded the motion. The motion was adopted unanimously.