

Minutes

Board of Director's Meeting

April 18, 2015

A presentation of the report from the Dock Committee appointed at the HOA Annual Meeting was made by Elizabeth Buckley from the committee chosen at the Annual Meeting to make recommendations to the BOD regarding issues at the dock. Discussion occurred after the meeting was called to order.

Members in Attendance: Michele Robinson 17, Clark Ackerman 16, Harry Meese 16, John Lundberg 17, Tracy Usry 17, Mark Bostjanick 17, Dick Asbell 16. Others: Bruce Frady ACC 16, Elizabeth Buckley and Toni Ackerman.

Review of Minutes: A *motion* to accept the February 28, 2015 minutes of the BOD was made by Tracy Usry, 2nd by Harry Meese and passed unanimously.

Old Business

- There is no new information from Comcast
- Changes to Rules and Regulations regarding ATV's will be posted to the website
- Michele Robinson is still working on the ACC guidelines
- Tracy Usry has further researched snow removal

Financial Report: (Dick Asbell) The financial report was presented and discussed. 3 Lots are currently overdue.

Road Committee Report: (Jim Hanson) presented by John Lundberg

- Road repair and patching continues
- Cul de sac at the western end of Harry Berry and the intersection of Harry Berry and Island View are in need of attention.

Common Area: (Jim Hanson) There was no discussion

ACC: Michele Robinson will obtain records from Jim Buckley.

Covenants and By Laws: No report

Website: (Dick Asbell) Website is up to date.

New Business: There were two sets of signs for the Crooked Creek Easement made - one incorrect white set and one yellow (per order) correct set. Correction was made at no cost to the board with incorrect set remaining in our possession. A discussion followed and it was agreed that the white set will be placed at the Monte Vista and Piney Green Entrances. The sets will go to Tracy Usry to round the corners and drill mounting holes before installation.

Easement Issues

- **Dock Easement:** A committee consisting of HOA members Lot 59A Tyrone Tarlton, Lot 49 Dave Fedorchak, Lot 73 Robert Hatfield, Lot 45 Richard Orr, Lot 103 Elizabeth Buckley was established to research, present a report with conclusions and recommendations to the BOD about issues at the Dock Area to include parking, security and access.
 - There was a discussion of this report by the BOD.
 - A **motion** to have the property recreational easement lines surveyed by Dave Deputy to establish exact location of the easement was made by Clark Ackerman, 2nd by Tracy Usry and passed unanimously.
 - After a discussion, Tracy Usry requested that additional, more complete, information about Lot 37 easement in regards to parking vehicles be submitted to the HOA Attorney. It was agreed that Tracy Usry and Dick Asbell will draft the questions to be presented to the BOD for approval and forwarded to the Attorney.
 - Upon completion of all above work, the committee will be informed of any developments. Point of contact will be Elizabeth Buckley.
 - The gate will remain sealed until all issues have been resolved.
 - The dock committee's request to post the Committee's report on the HOA website was tentatively approved pending a technical change to the document that would list the committee members contributing to the report.

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Crooked Creek Easement: This name has been adopted by the BOD.

- A ***motion*** to ask Dave Deputy to provide an estimate to the BOD for a survey of the center line of the Crooked Creek Easement was made by Tracy Usry, 2nd by Michele Robinson and passed unanimously.
- The work party for Sunday to place poles at the Crooked Creek entrance to the easement has been postponed until Miss Utility marks the area. It is tentatively rescheduled for Sunday, April 26 at 10am. 6" poles; 8' long (to be cut in half); with red reflectors; cost for poles @\$15.99 each will be set in the ground. The new sign will be installed.
- A discussion followed. In accordance with the legal opinion received from the attorney, the easement is to be maintained in the condition in which it was received. Improvements are not required. Further research is required before any plans can be made for construction of a bridge over the RPA (Resource Protection Area) and wetland areas. Tracy Usry will conduct further research and report to the BOD.
- Poles and sign will not be installed on the Granview entrance to this easement until the trail clearing of the easement is conducted.

The next meeting of the BOD will be June 13, 2015 at 9am at the home of Michele Robinson, Lot 83. A motion to adjourn was made by Michele Robinson, 2nd by Harry Meese and passed unanimously.

Respectfully Submitted,
Toni Ackerman
Secretary