

**Minutes**  
**Board of Director's Meeting**  
**May 19, 2012**

**Members in Attendance:** Dick Asbell 14, John Lundberg 13, Clark Ackerman 13, Jim Hanson 13. **Others:** Rocky Wells and Toni Ackerman

**Review of Minutes:** A motion to accept the March 24, 2012 BOD minutes as amended was made by Jim Hanson, 2nd by Clark Ackerman and passed unanimously.

**Old Business:** No old business

**Financial Report:** (Rocky Wells) Financial report was presented and discussed.

Unpaid Dues 2012: 11 lots                      Unpaid Dues 2011: 2  
lots                      Unpaid Dues 2010: 2 lots

- Rules for the collection process of late dues and late fees will be enforced. Rocky will bring a copy of the "process" of collection through filing a lien to the next meeting.
- Toni will follow-up with Herb Hewitt, attorney, to establish which lots (13, 15 & 17) have paid packet fees.
- A signed copy of the Dues Increase amendment to the covenants will be sent to Toni by Rocky.

**Road Committee Report:** (Jim Hanson)

- Island View continues to deteriorate.
- Dick Asbell and Rocky Wells provided a list of repairs to all roads in The Meadows. A discussion followed about where to lay asphalt.
- Crush and run is available at the dock area.
- Additional cold patch was purchased for use. Contact Jim Hanson.
- Brush overhead/removal on sides of roads was discussed. It was suggested that a work party be created for this. Jim will create a work schedule by time/date/location.

**Common Area:** Section 8 of the covenants describes lot appearance. Landscaping/mowing of entrances and mowing at the dock area continues by those volunteering to do so.

**Architectural Control Committee:** (Dick Asbell) No actions have been presented for the ACC to adjudicate.

**Covenants and By-Laws:** (Dick Asbell) Letters were sent to lot owners on Bogart landing regarding trash cans left on roads. Trash cans have been removed.

**Website:** (Rocky Wells) Rocky recommends that the ACC have a general contact button on the website.

**New Business:**

- The Nomination/Election process (section II of Bylaws) at meetings suggested that a quorum of all lot owners was not needed, and that a majority of the voting members present is sufficient to elect those nominees for the Board of Directors and Architectural Control Committee, as appropriate. After a discussion, a motion to elect board of directors and ACC members at meetings with a majority of the HOA members in attendance was made by Dick Asbell, 2nd by Jim Hanson and passed with 3 yes votes (Asbell, Hanson, Lundburg) and one nay vote (Ackerman). Per the above motion, elections at the Annual Meeting 2012 are amended as follows:
  - Board of Directors - Vic Balasi, Jim Hanson are 3 year positions
  - Architectural Control Committee - Mike Shippee, Jim Hanson are 2 year positions.
- Information package for CAU requested how many tenant vs owner occupied units are in the community. How many houses are completed? Under construction?
- The existing HOA liability insurance policy will be renewed by Rocky.

A motion to adjourn the meeting was made by Jim Hanson, 2nd by John Lundberg and passed unanimously. The next meeting of the BOD will be held on July 21, 2012 at 9am in the home of Dick Asbell, Lot 95A-2.

Respectfully Submitted,

Toni Ackerman  
Secretary