

Minutes

Board of Director's Meeting

April 7, 2000

Board members in attendance: Waldon Jue, Rocky Wells, Paul Lyon, Dave Harry, Dick Bly, Gil Vega and Dick Asbell

Others: Larna Wells, Secretary and special guest Jim Howard, County Board Supervisor

The meeting was held at the home of Dave and Cindi Harry.

Review of Minutes

- The minutes from the March 11, 2000 meeting were reviewed. A motion to accept the minutes was made by Waldon Jue; the motion was seconded by Dick Asbell. The motion carried.

Road Committee Report

- The owners of Lot 1 are willing to sign off on the easement in connection with the Owens Road Connector project. A filing of the easement needs to be done and this will be discussed with the lawyer.
- Action Item: Discussion with lawyer concerning the filing of the easement.
- Dick Bly is looking into several bids for the repair/shoulders of the roads.

New Business

- Jim Howard, County Board Supervisor, introduced himself to the board. The following topics were discussed:
 - The possibility of turning the private roads over to the state.
 - Questions were raised whether this would have any tax implications and Mr. Howard said that he would have Mr. Kilpatrick contact the HOA to assess the road situation.
 - Trail Issue.
 - Concerns from the HOA were raised concerning the county's future plans for the CSX right-of-way. Mr. Howard's position is that the right-of-way be kept in its natural state. He felt that the county would not pursue the issue of a parkway.
 - Concerns were expressed by individual board members about the school system and its future growth.
 - Mr. Howard suggested that those concerned contact the School Board with their questions.
 - Mr. Howard recommended property owner involvement and attendance at the County Board meetings.
 - The County Board of Supervisors meets on the first and third Tuesday of the month.
 - The School Board meets on the second and fourth Tuesday of the month.
 - The board discussed proposed covenant changes concerning the signage in front of houses. A question was raised as to the possibility of applying an "across the board" waiver to the standard. In any case, Somerset is in violation of the existing standard and they need to be notified

- Action Item: The by-laws need to be checked to find out what the board's authority is concerning the waiving of any portion of the covenants.
- Action Item: Rocky Wells will draft a covenant change for the signs (size and content)
- Action Item: Rocky Wells will write a letter asking for the signage removal from the Somerset model home. Said signage is in violation of the covenants.

Common Area Report

- Dave Harry reported and recommended a fixed price maintenance contract of \$3,000. There was a discussion concerning the prioritizing of projects and the board agreed that the most important project needs to be the repair and maintenance of the roads. A motion was made by Waldon Jue to budget \$2,500 for the mowing maintenance. The motion was seconded by Dick Asbell and the motion carried.
- Action Item: Dave Harry will contact Grasshopper about the possibility of a fixed price contract.
- A fence or poles need to be put up at the dock area that would prohibit vehicles from going down to the pier.
- The second entrance needs to be cleaned up and a discussion was held concerning making the clean up a community project.
- Action Item: The Common Area committee will organize any future community projects.
- A question was raised about the maintenance of the front entrance. Work has recently been done on the entrance and it was understood that the contract was for a one time clean up that was done last year. The contract needs to be verified.
- Action Item: Locate contract signed by landscaper last year.

Financial Report

- The treasurer's report was submitted by Paul Lyon and the year-end report was submitted by the accountant. (See attached)

A motion was made by Paul Lyon to credit Lot 76 \$150.00 (for dues). The motion was seconded by Waldon Jue and the motion carried.

The next board meeting will be held on May 6th at the home of Dave and Cindy Harry at 9:00 a.m

Dick Bly made a motion to adjourn the meeting and Paul Lyon seconded. The motion carried and the meeting was adjourned.