

Minutes

Board of Director's Meeting

October 28, 2000

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

Others: Larna Wells, Secretary

The meeting was held at the home of Waldon Jue.

Review of Minutes

- Dave Harry made a motion to approve the minutes from the September 23, 2000 board meeting; motion seconded by Waldon Jue. Motion carried.

Financial Report (Paul Lyon)

- Paul Lyon submitted the treasurer's report. (See attached)
- The HOA is seeing results in the collection of delinquent dues.

Old Business

- The HOA lawyer has prepared the lien paperwork on those properties that are delinquent in their dues; said liens are ready for the signature of the HOA president.
- A motion was made by Waldon Jue to not pursue the delinquent dues for Lot 2 since it has changed hands during the collection process and would not be effective to pursue since it has changed owners. Liens will be processed against the others that are outstanding though. Motion seconded by Dave Harry.
- Action Item: Waldon will talk to the lawyer concerning Lot 52.
- Legal proceedings will continue concerning Lot 21.
- Action Item: Rocky Wells will contact the lawyer about the set court date.

Road Committee Report (Dick Bly)

- Estimates for fixing ditches and culverts (Azurite, Bogart, Wineberry, Deep Cove Landing and Edwards) have been received from Bakker's Acres. The estimate for all repairs is \$9,500.
- Waldon contacted the lawyer concerning a call for a special assessment and confirmed that 2/3 vote at the annual meeting can vote for a special assessment (providing that a quorum is present) or a special meeting can be held.
- The board discussed the need for a comprehensive list of capital expenses and a five-year plan when calling for a special assessment.
- Capital projects that need to be funded:
 - Ditch and culvert
 - Terracing boat dock
 - Resurfacing of all roads
 - Owens Road Connector
- Action Item: Dick will get written estimates for roadwork.

- Action Item: A budget for capital expenses needs to be put together before the annual meeting.

Common Area Report (Dave Harry)

- Grasshopper will be mowing in the Meadows one more time before winter.
- Some places along the road need to be raked and seeded. It was suggested that this could be a self-help project.
- Rita Carroll will be working on the front entrance for 2-3 hours. An announcement will be sent out for volunteers to help out on that project. She will also be submitting a drawing for the second entrance on Piney Green.
- A motion was made by Dave Harry that a cap of \$150.00 be put on the work to be done on the front and second entrance projects. The motion was seconded by Dick Bly. Motion carried.

Rules Committee Report:

- The board discussed that proposed changes and additions of rules needs to be sent out with the ballots.

Architectural Report (Rocky Wells)

- Action Item: Rocky will revise the construction approval letter that is currently being sent out.

Nominations

- A discussion was held on changing the date of the annual meeting to early February (possibly the 3rd), to incorporate proxy process.
- Action Item: Paul will contact JD's to arrange that change.
- Action Item: Waldon will talk to the lawyer about the proxy issue and absentee ballots.

The next board meeting will be held on December 2nd at 8:30 a.m. at the home of Waldon Jue.

The meeting was adjourned.