

Regular Monthly Meeting – Executive Body 2018, August 12th Sunday – Corporate Minutes

Attending Officers: President – Mike Thomas, Vice President – Brian Bonebrake, Treasurer – Quinn Gregg
Secretary – Tom O'Donnell, Member-at-Large – Pamela Smith, Norma Sollman, Patti Kanatzar

Attending Residents: Linda Calcote, Shirley Williamson, Chris Mahan, Cheryl Edmondson, John & Karen Spottswood, Mike & Jeanne Wilson

Call to Order: 7:00 pm

_Financial Updates –

Checking \$24,833, Money Market \$22,212, Assessment Checking \$17,390

Current expense summary through end of July was reviewed, YTD expenses were at \$68, 733

24 properties with outstanding balances (15 multi-year)

61 properties have paid the September 1st special assessment to date

_Board of Directors

In an effort to bring to total number of the Board of Directors to three, the following motions were made:

- A motion was made and seconded to nominate Desiree Brown to the Board of Directors for 2018 and 2019. The motion passed unanimously.
- A motion was made and seconded to nominate Chris Mahan to the Board of Directors for 2018 and 2019. The motion passed unanimously.

_Pool Update –

New pool vacuum has been delivered and is now in use by the pool staff.

Pump motor went out last week so we made the decision to replace it with a 7.5 HP motor and replace the old brass pump at the same time, which was over 10 years old as well. Cost will be around \$7,000.

Adult lap swimming was extended to weekends as well but will no longer be available in the mornings when we move to school hours next week.

Doggy swim date was set for Saturday, September 8th from 12pm to 2pm.

_Grounds –

Pond continues to be treated by Blue Valley laboratories. The board plans to address the aerator issue at some point, but no one is available at this time to address it.

_Covenant & Restrictions –

Special Meetings and Voting – Updates to the language to make requirements consistent between different section and with the bylaws.

Exterior home improvement – An amendment was proposed to address exterior home improvements and give the board some ability to review proposed home improvement projects. Additional clarification is needed on scope and ability to enforce.

Fence Height & Material – An amendment was proposed to raise the height of fences to 6ft, except for chain link fences.

Sheds - An amendment was proposed to allow sheds on properties. The maximum footprint of the sheds was set to 150 square feet.

Annual Assessment – Discussion on when and how much to raise the dues. Both dues increases for 2020 and 2021 to a rate of \$450 or \$500 were discussed. A proposal to set a minimum number of years between dues increases was declined.

Rental Properties – Discussion on the pros and cons of allowing rental properties. In lieu of a ban on rental properties the board will consider an amendment requiring properties to register as a rental with the board or be considered a property not in good standing.

Fine schedule – The board was going to verify with a lawyer on whether the fine schedule for violations needs to be included in the covenant or just voted on by the board.

Hiring a lawyer – The board approved hiring Michael P. Keleher of Keleher & Eastman to advise the board during the amendment processes. Services will be billed hourly not to exceed \$2,000 without additional board approval.

_Assessment –

The 1st special assessment of \$300 will be due September 1st. Invoices have been sent to all residents.

_Pool Renovations –

No additional updates on the pool renovations at this time. Update bids are planned to be requested later this fall.

_Open Discussion -

Some residents discussed concerns around the umbrellas coming out of their stands during high winds as well as enforcement of the rules. The board received those comments and will look into ways to better address the issues.

The fall garage sale will be September 7th and 8th.

Meeting adjourned at 9:06pm.