



MINUTES of April 15, 2013
Board of Directors Meeting

Quorum was established with Steven Black, Penny Glover, Mike Lentz, and Donna Sirkus present. Bonnie Wrisley arrived shortly before the old business was discussed. Steve took minutes prior to Bonnie's arrival.

Prior meeting minutes were unavailable for review and approval due to Bonnie's absence.

There was no president report or vice-president's report.

Treasurer's Report – Mike reported the balance of the Association's accounts as of the end of March 2013. Mike reported that the Association has \$101,000. \$10,000 has been allocated for future pool needs. Another transfer will result in that balance being \$14,000 for pool needs. \$24,000 has been set aside for the Crow's Nest road repairs. Mike can check on prior meeting minutes to confirm the amount for the pool fund.

There was no secretary report.

The Architectural Control Committee reported on pending construction and the status of architectural applications.

A report from the website/newsletter committee – A motion was made, seconded, and passed to change the name of the committee to the "Communications Committee."

VIII. OLD BUSINESS.

- a. Inactive House Construction: This lot poses a danger to neighborhood children and needs temporary fencing to reduce the chance of someone being hurt on this site. Mike McBride will seek a solution, possibly some type of temporary fencing that is quick and inexpensive. The suggestion was made that we publish a notice in the newsletter that homes under construction can be dangerous places and residents should refrain from trespassing. A second suggestion was made to ask builders, in ARC correspondence, to publish no trespassing signs in a prominent place.
- b. Directors and Officers Insurance: The HOA is unable to obtain coverage until all residents sign covenants.
- c. DOT Takeover of Windward roads update: The development company intends to repair Windward roads in June.
- d. Crow's Nest (CN) roads: The development company does not intend to pay for private road repair. We have \$24,000 in reserves/escrow that we could spend now, or we could wait until

more of the Windward road construction is completed. One option is to pass a CN road assessment provided we get two-thirds affirmative vote from residents who border CN roads.

- e. Clubhouse Turnover: The pool and clubhouse will not be turned over to HOA in May. Residents asked what the protocol is to obtain permission from the development company, in advance, to use equipment in clubhouse for each event, and to ensure all equipment is available for use during the event. Rental fees are forwarded to the development company.
- f. Landscaping: The Board has signed a new contract with David Bailey, owner of Second Nature Landscaping, Inc. Efforts have been made to recoup the \$2,600 paid to Summerfield Nursery. Residents state that all vendor bids should be submitted by hard copy in a sealed envelope and opened in a scheduled or public Board meeting. Penny Glover expressed that the process for securing landscaping bids was conducted through a public meeting process and residents in attendance at the HOA meeting were made aware of vendors and their bids prior to selection of the landscaper. Everyone was invited, unfortunately outside of the board only 5 residents attended. We currently have a problem with absentee lots being un-mowed, weed-infested and having potentially hazardous falling trees. Phone contact was made with the owners of Lot 23 regarding a falling tree issue; however Steve will follow up with a written message. Residents are encouraged to bring concerns related to empty lots and common areas to Penny. Penny to get bids for an additional bush hogging of Common Areas.
- g. Duke Lease: The Duke lease expires on June 28, 2013. Lakeshore homeowners pay a fee based on linear feet and, thus, each homeowner pays a different amount. The question was posed as to who controls and is liable for the peripheral strip bordering the lake. Other issues discussed included:
 - 1. Converging boundary lines;
 - 2. People who refuse to pay for their respective Duke lease;
 - 3. Exclusive use of the peripheral strip vs. collective use.
 - 4. Insurance for the liability for the peripheral strip.
- h. Interest-bearing accounts: The Board is considering changing bank accounts to interest-bearing accounts. The potential exists to accrue nearly \$8,000 over an eight to nine-year period.
- i. ARC Conflict of Interest: Nicole Gillespie serves on the ARC and has a conflict of interest with one or more of the properties. Steve made a motion that Nicole not be involved in any ARC decisions where she is either an agent for the buyer or the seller, or when her company is either an agent for buyer or seller. This motion was seconded and passed.

IX. NEW BUSINESS

- a. Bonnie Wrisley resigned from the HOA Board of Directors.
- b. Pool Rules: Discussion on this was tabled until the pool is turned over to the HOA
- c. Square Footage Amendment: This proposed amendment will be sent to the membership to study prior to a discussion and voting.

**The next meeting of the Board of Directors is scheduled for
May 20, 2013 at 6 p.m.**