



**MINUTES of May 28, 2013
Board of Directors Meeting**

Quorum was established with Steve Black (by phone), Penny Glover, and Mike Lentz present at 5:00 p.m.

Unanimous approval of the April 15, 2013 meeting minutes of the board of directors.

Treasurer Report – Between \$24,000 to \$25,000 is to be transferred from the general account to the pool/clubhouse reserve fund by the end of June 2013.

Nomination Committee – So far no additional nominations have been received. The deadline for nominations is June 29, 2013.

Communication's Committee – Austin Lewis gave a brief report of the activities of the communications committee.

Board of directors voted unanimously for 72 hours advance notice and review for any email blast. 24 hours in the case of an emergency.

ARC Committee - Steve read the written ARC report from the ARC Committee

VIII. OLD BUSINESS.

- a. Inactive House Construction: Further discussion was had on this issue on pursuing enforcement of Governing Documents of the Association.
- b. DOT Takeover of Windward Roads Update: The development company intends to repair Windward roads in May or June. Board voted not to enter contract for repairs to Crows Nest roads at this time.
- c. Clubhouse Turnover: Discussions regarding leasing clubhouse and other options if pool and clubhouse are not turned over.
- e. Landscaping: Immediate improvement noted within the community as a result of, among other things, pine needles and mulch. Discussion regarding repairing trails. Landscaper to be contacted regarding options for trails.

Report by Penny regarding maximum height of common area vegetation per county regulations. Discussion of concerns regarding visibly of above-ground pipes and septic field and options to avoid damage.

IX. NEW BUSINESS

- a. Amendments – David Keeney presented three amendments for the board of directors' consideration and review. Two were from prior annual meetings and a new one regarding reserve allocation and protection. The board of directors voted to review and offer any suggested changes by June 7. Dave Keeney to propose three or four informational meeting dates for the membership regarding the amendments.
- b. Steve to draft proposed square footage change amendment.
- c. The newsletter to include all proposed amendments and to report informational meeting dates and annual meeting dates.
- d. A Roads Committee was appointed – The members are Mike Lentz, David Keeney, and Ben Yorks. Committee charged with the responsibility to investigate and report back to the board of directors on the existence and priority of road repairs needed within Crows Nest.

The meeting was adjourned at 6:50 p.m.