



**MINUTES of June 17, 2013
Board of Directors Meeting**

Quorum was established. Present – Steven Black, Donna Sirkis, Mike Lentz, and Penny Glover (by phone).

Meeting Minutes of May 28, 2013 were approved.

Treasurer Report – Association operating account at \$101, 000. Road and gate fund at \$24,000.

COMMITTEE REPORTS

1. ARC – Richard Verner reported on behalf of the committee.
2. Communications Committee – Austin Lewis gave a report.
3. Roads Committee – Mike Lentz reported at Windward roads should be completed within 2 weeks. Mike will work with contractor to fill in pot holes in Crows Nest, hopefully at no charge.

OLD BUSINESS

- a. Inactive House Construction: Board of directors has moved forward in enforcement steps on Lot 89 due to lack of significant construction.
- b. Windward Road Transition to DOT Maintenance: Covered in the report by the roads committee.
- c. Clubhouse Turnover: The board discussed a recent email from the developer regarding the association taking over certain maintenance responsibilities, but not title to the amenities. The board voted to decline the partial control. Steve emailed developer during meeting to ask what the intent was behind the partial transfer of control. Members inquired into who enforces the pool rules and why pool rules seem to constantly change, specifically the new \$5 per guest fee email received from Brian Siemon. The board of directors reported that the association is uninvolved in creation or enforcement of rules and regulations for the pool
- d. Duke Lease: The board voted to renew the five (5)-year lease with Duke. Steve reported that Dale Brooks had told him the renewed contract could be terminated if the co-association, Lake Front Owners Association, was created and willing to sign its own contract. Steve sent Dale an email confirming this understanding.
- e. Amendments: The board of directors voted to mail all proposed amendments to the membership in a memo format prior to the first informational meeting.

NEW BUSINESS

- a. None

The meeting was adjourned.