



Meeting Minutes
Board of Directors Meeting
The Clubhouse
January, 21 2014
6:30 PM

Board Members Present: Richard Verner, Penny Glover, Mike Lentz, and Steve Black
Community Members: Approximately 16 members of the HOA were present
Quorum: Quorum was established with all four board members present

Treasurer Mike Lentz presented a brief financial report. Penny Glover reported that in addition to Second Nature Landscaping's quote for 2014, bids had been solicited by AMG for landscaping and two had been received. After some discussion, the Board unanimously approved renewing the contract with Second Nature Landscaping.

Mike McBride reported on behalf of the ARC. Concerns were expressed by members about boat storage on one undeveloped lot and about damage caused to roads when Dumpsters are placed on the roads. Mike stated that the ARC would follow up on both issues.

Dave Keeney reported on behalf of the Roads Committee. The development company has agreed to pay to repair the deterioration of the road surface on Yardarm Court. The roads committee has identified approximately 7,000 sq ft of road surface in Phases I and II of Crows Nest that need repair. The cost is estimated to be \$50,000 to \$70,000. Mike Lentz stated that we will have adequate funds to cover the \$50,000 to \$70,000 road repair when the transfer to the roads fund from the general budget is made in July 2014. The Roads Committee recommends that both projects (Yardarm and Crows Nest I and II) be completed in 2014.

Austin Lewis reported on behalf of the Communications Committee. Sherry Tumlin has joined the committee. Items are currently been collected for a February newsletter. Three new posts have been added to the Facebook page since the December meeting. A new calendar of events feature has been launched on the website. It is attractive and relatively easy to update.

Richard Verner mentioned that there had been resignations from the Social Committee and asked whether the committee was needed or should be abandoned. It was decided to send an email blast seeking volunteers.

There was considerable discussion of a proposal from the development company to lease the clubhouse and pool to the HOA. Richard Verner discussed feedback that he had received from several members. In general, people were opposed to the proposal. Issues cited included: there was no term to the lease, there had not been a loan from the developer to the HOA as stated in the proposal, the developer was delinquent on the assessments for his lots, and the estimates for the operation of the clubhouse and pool seemed to be too high. It was concluded that the HOA should not accept the proposal. Furthermore, that previous offers made to the developer should be removed from the table and that the management company should bill the development company for all the outstanding assessments.

Because the developer will now be paying assessments, a new budget will be required. Mike Lentz will prepare a new budget that will be distributed to members. A meeting to ratify the revised budget was set for February 13, 2014.

Roy Montague has volunteered to fill the open board position and will assume the Secretary's responsibilities.

Several members expressed dissatisfaction with the invoicing for annual assessments that they received from AMG. The board will bring these concerns to the attention of our AMG representative.

The date of the next board meeting was set for February 27, 2014.