



Meeting Minutes

Board of Directors Meeting

The Clubhouse

August 5, 2014

6:30 PM

Board Members Present: Richard Verner, Penny Glover, Roy Montague, Mike Lentz, and Steve Black
Community Members: Approximately 9 members of the HOA were present.
AMG Representative: MacKenzie Ruickoldt was not present, nor was anyone from AMG.
Quorum: Quorum was established with five board members present.

Richard Verner opened the meeting at 6:30 pm. He clarified that due to schedule conflicts there was no HOA meeting in July; therefore, today's meeting is in fact the July Meeting for the HOA.

The minutes of the June 30, 2014 board meeting were not approved because the minutes had not been submitted for review. Penny Glover will provide a draft to the board for approval.

Reports

Treasurer: Mike Lentz stated that the approximate balances in the three accounts were: General Fund, \$82,732.43; Clubhouse and Pool Reserve Fund, \$10,009.25 Crows Nest Roads and Gate Reserve Fund, \$47,693.16. Mike projected that the HOA would have \$30,000.00 to \$35,000.00 in the Operating Fund and \$32,000.00 in Road Fund at the end of year. Mike also stated that the audits for Belews Landing are almost complete. There are a few items that required clarification prior to finalization.

Architectural Review Committee: Mike McBride reported on the issues and approvals the ARC Committee has worked on the last few weeks.

Roads Committee: Dave Keeney reported that CACTX completed excavation and replacement of asphalt the week of July 14. Post measurement of the repair areas totaled 10,452 sq. ft, a slight increase from the original measurements (9,480 sq. ft.). This increase was due to the fact that CACTX needed to repair an entire section of road on Leeward Dr rather than multiple small sections. This increased the asphalt repair costs from \$38,505 to \$42,235. CACTX was on site today (05Aug) hot sealing cracks in the pavement. This will complete the contracted work for CACTX. Seegars Fence Co. is expected on site Friday, 08 Aug. to install gate sensor loops, replace gate drive chains, and service the control unit.

Revised total estimate:

| | |
|--------------------|-------------|
| CACTX asphalt work | \$38,150.00 |
| CACTX hot sealing | 4,085.00 |
| Seegars | 3,050.00 |
| Total | \$45,285.00 |

All of the above are estimates based on latest measurements and prior quotes.

Communications Committee: Austin Lewis was not present. Richard reported no issues, but Austin wanted members to submit newsletter articles.

Social Committee: Nicole Gillespie –no one present.

Neighborhood Watch---Jane Hansen A meeting of the neighborhood watch is scheduled for Aug 19 at 6:30 pm at the clubhouse.

Nominations Committee---Penny Glover reported that three people have volunteered to run to fill 2 board positions. The vote will be held on September 21, 2014 at the annual meeting.

Old Business

Item 1----Update on the status of the AMG Contract. The board will meet with AMG before the August's meeting to discuss termination of their contract.

Item 2----Letter from Developer. The developer requested additional information be sent prior to responding to the Board's request for mediation.

New Business

No new business was discussed.

The next meeting was set for August 21, 2014.

The meeting was adjourned at 7:20 pm.