



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

Board Members Present: Richard Verner, Penny Glover, Roy Montague, Mike Lentz, and Steve Black.
Community Members: Approximately 15 members of the HOA were present.
AMG Representative: Nikki Warhurst (Community Manager) and Paul Mengert (Owner) were present.
Quorum: Quorum was established with five board members present.

Richard Verner opened the meeting and welcomed Nikki and Paul. Draft of audit was reviewed and following approval, will be sent to members.

The minutes of the June and July 2014 board meetings were approved and distributed without changes.

Reports

Treasurer: Mike Lentz stated that the approximate balances in the three accounts were: General Fund, \$79,733.63; Clubhouse and Pool Reserve Fund, \$10,010.09, Crows Nest Roads and Gate Reserve Fund, \$47,699.24.

Architectural Review Committee: Mike McBride reported that the committee received two requests and both were approved. Furthermore, he noted that the ARC will work with AMG to create templates for *letters of violation* to be used to address noncompliance issues.

Roads Committee: Dave Keeney stated that all scheduled Crows Nest road work and gate repairs have been completed. While doing repairs to the gate, Seeger Gate identified two additional issues (the existing gate operator pads are not level and three of the contact post are out of alignment. A quote of \$991.00 was provided for the repairs and the committee and board have approved. The repairs will occur within the next month.

Communications Committee: Austin Lewis reported computer issues and noted that there would be no newsletter this month. He requested members email items to him for use in the next newsletter.

Social Committee: Nicole Gillespie stated there are no events planned at this time and encouraged members to submit ideas or to simply organize activities.

Neighborhood Watch Committee: Jane Hansen stated that the Neighborhood Watch meeting originally scheduled for August 19 was rescheduled for September 16 due to schedule conflicts. It is anticipated that meetings will be held regularly on the second or third Thursday of each month. She also reported that signage has been purchased, and the committee will discuss appropriate placement.

Nominations Committee: Penny stated that a vote for two new board members will take place at the annual meeting on September 24, 2014. She noted that at the previous meeting, one member inquired as to whether there may be a conflict of interest if Elbert Glover (Penny's spouse) is elected to the board. As stated at the previous meeting, there is nothing in the governing documents that prohibits two members of the same household from serving on the board.

Old Business

Update on the status of the AMG contract. The board reported that they met with AMG to discuss the association's dissatisfaction with services and although, some issues remain, AMG is working resolve the problems and improve service.

Response letter from our Attorney to Developer. The developer responded to our initial correspondence with a request for additional information from the HOA. A response to the developer's letter was sent on August 11, 2014, requesting a pre-litigation mediation to take place at which time we could address his questions.

New Business

Recent complaints of incidents in the neighborhood involving teenagers. Richard reported that the teenager's responsible for some of the incidents have been identified and their parents notified.

Golf cart safety concerns and do we want establish/enforce rules. Residents expressed concerns regarding the improper golf cart use. Questions were raised regarding age requirements for operation of golf carts (supervised and unsupervised), right of way usage on roads (yielding to motor vehicles), usage on private vs public roads (Windward, owned by the state and Crows Nest, privately owned), prohibiting use on the "golf course," and what the association's governing documents state. It was suggested that a committee be established to address these concerns. Discussion also included whether guidelines could be posted on the association's website.

The next meeting was set for September 24, 2014.

The meeting was adjourned at 7:45 pm.