



Meeting Minutes
Board of Directors Meeting
The Clubhouse
August 12, 2015
6:30 PM

Board Members Present: Richard Verner, Penny Glover, Roy Montague, Patti Hefner, and Tim Ratcliffe

Community Members: Approximately 26 members of the HOA were present.

AMG Representative: No representative from AMG was present.

Quorum: Quorum was established with 5 board members present.

Richard opened the meeting and welcomed everyone.

The minutes of the July 22, 2015 board meeting were approved as distributed without changes.

Reports:

Treasurer: Roy Montague stated that the approximate balances in the three accounts were: General Fund, \$56,900.48; Clubhouse and Pool Reserve Fund, \$10,019.10, Crows Nest Roads and Gate Reserve Fund, \$53,845.59, for a collected total of \$127,065.17.

Architectural Review Committee: Mark Dobosy reported that progress has been made on Lots 54 and 62. Additionally, there were ARC request for a swing set and a treehouse submitted.

Roads Committee: Dave Keeney had nothing new to report.

Communications Committee: Austin Lewis reported that a draft of the August Newsletter has been sent to board members and would be distributed to members and added to the website by the end of the week.

Social Committee: No one was in attendance.

Neighborhood Watch Committee: Diane Short was present, and she reminded everyone that the next meeting will be in September.

Welcoming Committee: Jan Keeney reported that she had welcomed our newest neighbors on Topside Court, Pam and Jim Powell.

Landscaping Committee: Penny Glover reported that the committee is looking for bids for lawn care for the 2016 season, and encourage neighbors to submit any names and suggestions to the committee as soon as possible, as most companies are preparing their schedules for the following year now. Follow-up on the golf course options are still being discussed. She did receive quotes to mow the same as the septic area at entrance and just cut the greens very close that would be \$3000-\$3500 a season, and to have bush-hog would be \$750.00 a season. Austin will look into an option of putting out for vote in an email link to enable all residents to have input.

Nomination Committee: Patti Hefner reported that the Proxy statement and Bios have been sent to AMG to be sent out with the Annual Meeting notice. Due to the change of the Annual Meeting date and the fact that they could not be present, candidates Dave Keeney and Mark Koczenasz both introduced themselves to the attending members. Patti also reminded those present that nominations will be accepted from the floor at the meeting and will be included on the ballot.

Old Business:

- Ongoing Communication efforts with Development Company and HOA Board.
 - Letter to Bill Long on July 27th, its contents was read to attendees. No response from Bill has been received.
 - Dave Keeney suggested that we send two members of the board to California to speak to Sean personally. Idea was tabled until after elections.

New Business.

- Swim Club Notice that residents received in mailbox.
 - It was validated that this was from Sean Long and delivered by Brian Siemon.
 - HOA discussed other options for meeting locations.
 - Developer's representative agreed to allow this year's Annual meeting to be held at clubhouse without any fee.

The next meeting will be the Annual meeting and was set for September 16, 2015.

The meeting was adjourned at 8:00 pm.