

BOD Meeting Notes 6-28-2010

Meeting called to order at 7:05pm-In attendance: Sara, Kirby, Pat B., Heather, myself.

Meeting notes from 6/7 read and changes requested and made.

General question regarding the insurance for the BOD, do we need to notify the insurance company about changes to the board? I will find out.

General question about keys to the PO Box, did we receive only one? I will find out.

Social Committee: Although the committee hasn't meet recently, they did have the garage sale. The sale went well, but there weren't as many HO's participating this year as last. It will be discussed if it would be better to have the sale every two years instead. As previously stated, there will not be a community celebration for the 4<sup>th</sup>.

Kirby has not had a chance to speak with the HO's about the broken posts leading to the retention pond near lot 46. It was noted that there were cars parked in the area leading to the pond which would not be possible if the post was secured correctly. Kirby will try to contact them ASAP, especially since the HO has acknowledged that he did damage the post.

The mission statement and goals have been posted on the website.

The city of Monroe planning board meeting was attended by several of the board members. The Monroe planning board decided to go ahead with the proposed zoning changes. It was also noted that the Monroe planning board will move forward with discussion to annex the same area into the city limits as soon as next year. The next Monroe planning board meeting is scheduled for July 6<sup>th</sup>, at which time the will proceed with the formal voting on their discussion.

As of this time, Kirby has not been notified of a Safety committee meeting. He now has Dave's number and will call him to find out when the next meeting is scheduled.

ACC Committee: The fall cleanup is scheduled for September 18<sup>th</sup>, from 9am to 12pm. There will be a BBQ lunch afterwards, more details as the date gets closer.

Pat B. had a talk with the HO that is dumping grass and other debris in the area behind the entryway sign and about maintaining the area behind his fence as it is overgrown into the sign area. The HO was told by the realtor that the sign actually was on his property so the HO felt he had the right to dump in this area. Sara will research to see if the sign is on his property and if so does the HOA have an easement in place. Pat B. will document her discussion with the HO regarding the sign.

At the most recent ACC meeting, the committee discussed the areas around all the entryway signs. The committee feels the areas are very bare and the bark might be killing the plants that we do have. The committee would like to remove the bark, plant drought tolerant plants and replace the bark with

mulch. They would like a budget of \$150 per area, \$300 total for both this fall and again next spring, bringing the total budget of \$600 to improve the sign areas. After some discussion, the board approved the plantings but did not feel there was a need to completely remove the bark. Budget of \$150 per area, \$300 for this fall approved. Work to be done during the fall cleanup.

Regarding the notices for past CCR violations, the committee is sending out certified letters to those HO's that are past their previous promised due dates or did not respond to the original requests. Other HO's will get notices about dates that are coming up or those that they are unsure of.

Finally the ACC decided that they will not take any further action regarding CCR violations until they have a clear understanding from the BOD as to what is expected of them. The BOD determined that it would be in the best interest of all parties, if the BOD and the ACC committee had a meeting so that everyone could talk and have a clear understanding of what is expected. Pat B. will make arrangements for a meeting at a central location in the near future.

After her talk with the HO about the sign issue, Pat B met with the landscaper to discuss adding the area behind the sign and the area to the cistern near the pond added to the landscape contract. This cistern is located a good distance from the road and is very overgrown. The landscaper quoted an additional \$10 for the sign area and \$30 for the cistern area per month. It was pointed out that we have never had the cisterns cleaned or had anyone ever inspect them. It was determined that the board would approve the \$10 to keep the area around the sign cleared and we would get bids for a company to clean out and inspect the cisterns, at that time we could ask about keeping the area cut back.

Regarding an email that was sent from a HO regarding their gravel driveway, the HO had stated they were told by a previous member of the BOD that their gravel driveway was grandfathered in and they didn't have to worry about changing it. Due to a lack of documentation regarding the discussion and the rules that are in place including a vote by all HO's regarding the gravel driveways, a response will be sent to the HO that their gravel driveway is not grandfathered in, we have no such provision in the CCR's. Also the HO's stated time frame of 2 to 3 years to replace the gravel is not acceptable. Our communication with the HO will state a date that the BOD expects a response with a reasonable finish time on removal/replacement of the gravel.

Meeting adjourned at 9pm. Next meeting scheduled for August 9<sup>th</sup>, 7pm, Pat B's.