

BOD meeting notes October 11th

Meeting called to order at 7pm, in attendance: Pat B, Kirby, Derick, Sara, myself. Last month's meeting minutes and accounting info read.

Pat B got info about tape measures with our website printed on them that the BOD is going to hand out to the HO's. Derick also mention a local company (Ink It Your Way) that he is familiar with that can be contacted for a bid. I am going to handle all of the above. We are also working on getting a logo for the HOA to be used on letters etc.

Pat B also brought up that the landscapers did not spread the bark behind the signs as much as we had requested and they mowed the full area behind the mailboxes rather than stopping at the fence line like we had requested. The mowing may be due to the signed contract that we have. They are only due to mow once or twice more until the contract ends; we will deal with it on the new contract. Sara offered to p/u approx 2ynds of bark to finish the area behind the sign. Derick and Kirby will help her and Travis spread it and the HOA will pay for it.

We then reviewed the draft notice of the fines schedule. Kirby will make changes to the document and send out for further review.

At approx 8pm: Chris, Amy and Megan from the ACC arrived. We discussed the update spreadsheet that the ACC has been maintaining regard known ACC violations and what actions need to be taken by both the board and the ACC to resolve these issues. Sara is going to add a column to the spreadsheet with notes regarding correspondence that the BOD has had with HO's. We explained to the ACC members that we are working on a fines schedule and a better outline for dealing with HO's regarding violations. It was noted that there are 3 lots that have ongoing violations that need to be dealt with. The BOD will talk with these HO's and will send additional letters regarding the violations after we have the fines schedule in place. The BOD will draft two violation letters to be used when dealing with a HO; one will be a first notice type of letter, explaining what the violation is and what needs to be done. The other will be a more formal letter explaining what the ramifications are if the HO doesn't correct the violation. Megan and Amy will drive through the neighborhood and note any violations that they are able to see from the car, which is how they usually do it. This will give us a base to start the new system of dealing with violations. It was decided that the ACC would do this type of drive through quarterly.

The thought was brought up that perhaps we should create a HOA newsletter. The newsletter could mention the most common violations. Perhaps contain a classified section for kids looking for yard work or babysitting. A schedule of upcoming events and many other notices etc. It was mentioned that this would be something that the social committee could create and maintain.

After Chris, Megan and Amy left the BOD did a run through of what is expected of each member:

I will see if we have an email address for HO with gravel driveway violation so that they can be contacted.

Look to see which HO's, if any, did not pay dues for last year.

Create and mail out dues letters. Sara will get me info on the USPS mass mailings to see if that will be a good option for sending out the dues letters.

Also check into a debt or prepaid credit card that can be used by members of the BOD for purchases, vs paying with our own money and getting reimbursed.

Kirby is going to try to work up a logo for the HOA, something simple that will incorporate the entry signs and perhaps a mountain scene.

He will get a revised copy of the fines schedule out to the board for further review. He is also going to contact a lawyer to advise the board on how to implement both this document and other questions.

Pat B is going to contact the other members of the social committee to see if they are willing to work on a newsletter.

Derick and Sara will work on draft letters for violations.

Kirby and Sara will talk with the two remaining HO's that have not responded or are past their dates for gravel driveway violations. The BOD will decide what action needs to happen after hearing the results of these conversations.

Meeting adjourned at 10:15pm. Next meeting scheduled for November 8th, 7pm, Pat B's.