

December 13, 2010 Board of Directors Meeting Minutes

Attendees: Pat Bauccio, Derick Brice, Kirby Duncan, Sara Redfield

The meeting began with the review of the November meeting minutes.

Old Business:

It was agreed to have Cuz Concrete check the drainage ditch behind lots 31 and 32 as water from this ditch flows into the cistern across the street when they come out to inspect the community cisterns. Cuz Concrete will then make a recommendation as to how often this ditch and others like it need to be maintained in order to keep the drainage system working properly. It was previously agreed that up to \$1000 is approved for the inspection and cleaning of the cisterns. Any ditch maintenance will be done by Rogelio.

The insurance for the Board has been renewed and taken care of.

Tom Adams has received our letter and copies of the bylaws, CC&R's and proposed fine schedule for review. Kirby has not heard back from him yet on this matter, but expects to by the end of the month.

About 50% of the homeowners have not paid their HOA dues, which were due on November 30, 2010. Reminder letters will be mailed to these homeowners.

Pat B. is going to follow-up on the promo items that will be handed out to homeowners advertising our website.

ACC:

The prospective buyer of lot 13 will be putting together a plan for their requested driveway extension for the ACC to review for approval.

The ACC is planning a meeting soon and Derick will attend and report meeting discussions back to the board.

The draft violation letters will be worked and finalized this week.

The Board decided to send a notice of violation letter to lot 3 for the boat that has remained in their driveway.

Derick is going to follow-up with the ACC regarding maintaining the 3 neighborhood sign areas and having a homeowner who specializes in landscaping informally consult and give advice as to which types of plants to use, etc.

The owners of lot will be sending the Board an email outlining their plan for their gravel driveway violation. Kirby and Sara are going to try to get a hold of the owners of lot regarding their gravel driveway violation by knocking on their door on Saturday since all formal and informal written

communication has been ignored. The gravel driveway violation on lot still remains to be addressed with a first contact.

Social Committee

Pat B. is going to follow-up with the Social Committee regarding the idea of having an annual newsletter summarizing the year's events for each committee, Board accomplishments, classified section, calendar of events, announcements, etc.

Safety and Security

Pat B. will contact Dave DeRousse to see if he is still interested in maintaining this committee since nothing has been done all year. If the committee still wants to be active, one suggested project for them is the winter/snow emergency plan for the neighborhood and potentially organizing a neighborhood watch program. The Board would like to schedule a meeting with this committee in the future.