

Roll Call

Meeting called to order at 7:05 PM on July 6th, 2011

All board members present. Quorum is met.

Board members are Rick Long, President, Chris Lyon, Vice President, Carol Gilbert, Secretary, and Dan McGilvray, Treasurer

Reading of minutes of previous annual meeting

Motion to approve minutes made and seconded. Motion passed.

Reports of Officers

2010 Budget-Dan McGilvray- slightly under budget for 2010. Work parties helped defray costs. Budget came in close to projected.

Question from an attendee regarding what the management company is paid to do. Summary of Brink's role provided by Rick Long and Dan McGilvray. History of HOA decision to go with a management company also presented. Discussion on both sides of issues.

Complaint from one homeowner regarding trash cans, landscaping etc. Liens as a means of getting results discussed. Another attendee started discussion of being neighborly and considering others' situations that may be different than our own. Several others voiced their agreement with this, and a sign up sheet was circulated for those who would like to be made aware of a neighbor who may be in need of help due to hardship or illness. Approx 8 people signed up on this list to help out their neighbors.

Reports of Committees

ACC- please give notice of 30 days for projects as the ACC . ACC has been going fine this year.

Members of ACC are Al Moore and Walt Pietrowski. Other volunteers can also be considered-let the board know if you are interested.

Election of Board Members

4 people have voiced interested: Pratibha Bachal, Cindy Monson, Frank Marino, Karyn Sullivan

Asked for other interested parties. None offered from the floor.

Candidates described their interest and abilities to participate on the board.

Frank Marino spoke to his concerns regarding board communications. Julie Elithorp also spoke to her concerns regarding Frank's possible election. Also Julie brought up that any HOA member has right to see HOA related emails.

Vote for two open positions resulted in the following:

Karen: (Lot 32) Votes:16

Frank: (Lot 64) Votes:13

Cindy: (Lot 6) Votes:34

Prahtibha: (Lot 19) Votes: 34

New board members are: Cindy Monson and Pratihba Bachal

Unfinished business

-Year 2010 review

Produced 3 newsletters

Storm pond finished.

Repairs to fence around pond. Many are getting rotten. Will need future repair.

Painted new boards on fence around pond.

Arborist report obtained-recommended several trees removed

Repairs to tot lots timbers completed.

Reduce the number of lots that owe multiple years of dues. 3 left, but started the year with 7-8 lots in significant delinquency

Garage sale with red hawk occurred in June.

Declaration Amendment

Short on votes for amendment. Amendment does not pass. Motion made to close amendment as is, Board will resend with typo corrections only (without board ability to increase dues). Seconded.

New Business

-2011 Assessment-

Budget discussed. Adds amount for partial tree removal. Includes tree assessment, with recommendation to remove.

Frank Marino suggests clear cutting the existing trees and having a line item for PUD fund. Also states he does not agree with having a management company. Wants board to assume management company duties.

Jeff Wirrick proposed every member to submit a plan on how to share the load.

Frank Marino made a motion made to disapprove the line item in budget for management company, seconded by Karyn Sullivan Vote results: 18 Yea 28 nay. Motion did not pass.

Motion to approve the budget as written made. Motion seconded. 1 oppose, 1 abstain. Motion passes.

Chris Lyon noted that a Nominating Committee can be formed at the next meeting. One board member and a number of association members would make up the committee.

Suggestion made to form a committee to research the work behind property management. Board asked for volunteers to look into this.

Frank Marino requested to speak again. Stated he feels that some owners have been getting preferential treatment. Does not want to have lawn mowed behind lots 27,28,29. Also voiced concerns regarding how previous last meeting went with regard to criticisms of the 2009-2010 board.

Linda Spencer raised concerns about many neighbors not putting away trash cans and mowing lawns/landscaping and the board does nothing about it, in her opinion. Dan McGilvray explained that the current board responds to each complaint by surveying the lot that has been complained about, then if deemed to be out of compliance, board member attempts talking to the resident, and then if unable to reach them, Brink sends letter with issue and fine if applicable. Frank Marino states that the board should hire a landscaper and bill the resident in such a situation as he says, it is outlined in the CCR's.

Adjournment

Motion to adjourn at 8:40 Seconded. Adjourned.