



Board of Directors Minutes

April 15, 2008

Members Present: Dick Robertson (Director at Large), Penny Dyer (Assistant Treasurer), Mike Abplanalp (Secretary & Common Area Maintenance), Rich Paul (ACC), Allen Alchian (President)

Members Absent: Marshall Boss (Covenant Enforcement), Dan Rivers (Vice President)

Guests Present: none

Meeting was called to order at 5:04 PM.

I. Officer's Report

A. Vice President. (Alchian reported in Rivers' absence.)

1. Update Governing Documents

- a. Informational Meeting date is May 20 at the Prairie Winds Elementary School.
- b. Ballot Package Status - Alchian handed out drafts of the cover letter, ballot, information pamphlet, and *Summary of Changes*. Each document will be printed on a different color paper. The information pamphlet is at the attorney's office for final review. The directors recommended changes to the *Summary of Changes*; all agreed it needed more work. Alchian reviewed recent changes to the Ballot cover sheet, and there was discussion on how to reflect owner and property identification on the cover sheet.
- c. Directors agreed unanimously to set the Date of Record for the election as close of business, Friday, April 25, 2008. Owners of King's Deer properties on the Date of Record will be eligible to cast a vote in this election for the property owned.

B. Secretary

1. March Board of Directors Meeting Minutes were approved on March 23, 2008 by email vote.
2. Addendum 2 to Design Standards. Paul stated that he had received minimal response from the membership on the posted draft standard. Robertson moved to have the Addendum #2 prohibit sheds and greenhouses. Abplanalp seconded motion. The motion was approved with Paul abstaining and four voting in favor.
3. Newsletter. A draft of April newsletter was circulated to the directors. Alchian requested members read their own article and to identify any needed changes.

C. Treasurer

1. March 2008 financial report Dyer stated that the reserves have been funded to the full budgeted amount for 2008, and the reserves (\$43,270.47) are in a 9-month CD. We have a

second, \$110,000 3-month CD. The Business Savings account is \$55,911.08; the Operating Account balance is \$10,363.40, and the Compliance fee account balance is \$54,800.00.

2. 2008 Annual Assessments. Dyer reported that there are eight association members who have not paid their 2008 HOA dues. Late fees and interest continue to accrue on those accounts.

II. Director's Reports

A. Common Areas

1. Two new T-poles and the signs have been replaced at the multi-use field. Park & entrances have been fertilized and pre emergent used. Goodman will start grading trails, weather permitting. There are three trail areas which need repair: Sixpenny, King's Deer Point just west of elementary school, and Insborough to the sports field. When the trail grading is done we will apply pre emergent. Paul recommended repairing, pressure washing and re-staining trail bridges. Abplanalp agreed and will put them on his agenda. We will purchase breeze, sand, and a new net for the volleyball court, and algaecide for pond. Abplanalp will solicit bids to paint playground equipment (wood only) and for light landscaping in the playground area. Paul suggested asking for volunteers from the association to help with the labor; Abplanalp will insert that into his newsletter article.
2. Board agreed to allow Abplanalp to manage the Common Areas expenditures without obtaining advance approval from the Board for each expenditure. The Board, however, wants monthly expenditure reports to ensure expenses are not outpacing the budget.

B. Covenant Enforcement

1. Covenant Violation Report Wasson stated that she has started a spreadsheet of data and a map for the parking complaints and violations, similar to what she has used in the past for mowing. The Board would like a summary report of total initial contacts, second notifications, and final notification at each board meeting for the prior month.
2. Owner at 19723 Falcon Crest Court requests a waiver for parking an RV until the end of April. Paul moved to approve a seven-day extended parking permit as provided by the RV policy, effective April 16, 2008 and expiring April 23, 2008. Motion seconded and approved unanimously.
3. Parking. Dyer reported the Covenant Enforcement Oversight Committee has given this issue considerable debate and no clear consensus has emerged for a recommendation on how to handle the matter. The Board agreed to set up a working session for itself to examine the various proposals and recommendations, and to set a policy for the HOA.

C. Architectural Control Committee

1. Project issues.
 - a. 19516 St Giles Court. Paul repeated past concerns that this new house construction is not progressing, and the deadline is August 19, 2008. Alchian recommends coordinating with the HOA attorney to ensure we are positioned to act, if necessary, before we miss the opportunity due to a statute of limitations; the Board concurred.

- b. 19870 Kershaw Court. Paul noted this is another new house construction project that is seeing minimal effort and suspects that we might see no required landscape work accomplished. The Board recommended sending a second letter about the landscape requirement and the impact on the compliance fee if it is not done by May 13.

D. Executive Director

- 1. Garage Sale. Wasson will ensure the advertisement appears in *The Gazette* and the *TriLakes Tribune*. Alchian said a map identifying the location of garage sale locations would again be produced like last year.

Robertson moved to adjourn at 8:08 PM Motion seconded and approved unanimously.

Next meeting: Tuesday, May 13, 2008, 5 PM, Woodmoor Barn basement.

Minutes Approved May 2, 2008

/ signed /

President, Board of Directors

/ signed /

Secretary, Board of Directors

Attachments:

- 1. March 2008 Financial Report
- 2. ACC Report