



**Board of Directors Minutes**  
September 16, 2008

**Members Present:** Rich Paul (ACC Chairman), Penny Dyer (covenants), Dick Robertson (Director at Large), Allen Alchian (President)

**Members Absent:** Dan Rivers (Vice President), Mike Abplanalp (Common Area Maintenance), Tony Winslow (Secretary)

**Guests:** None

Board Convened at 5:00 PM and went into executive session. Board meeting re-convened at 6:05 PM upon completion of hearings.

I. Officers' Report

A. Vice President. No Report

B. Secretary

1. Annual Meeting

- a. Location and Time. Robertson moved to approve the Annual Meeting at the Tri Lakes United Methodist Church on November 6, 2008 starting at 7 PM. Motion seconded and approved unanimously.
- b. Date of Record. Alchian recommended October 10, 2008 be date of record for the annual meeting. Robertson moved to set the date as recommended by Alchian. Seconded and approved unanimously.
- c. Rules, Agenda and Official Proxy. Robertson moved to adopt the rules, agenda and official proxy as submitted. Motion seconded and approved unanimously.

- 2. Classic Mailbox Amendment. The voting period ended September 1, 2008. The votes were tabulated on Tuesday, September 2, 2008 and the results were certified by the Board Secretary immediately thereafter.

Results:

- 38 ballots were returned to the Association.
- 6 ballots were deemed invalid.
- 32 votes were cast in favor of the proposed amendment.
- 99 votes in favor were required to pass the amendment.
- The proposed amendment failed to pass. The Classic covenants remain unchanged.

C. Treasurer

- 1. Dyer reviewed the August 2008 financial report. The Board approved posting to the web site.
- 2. The Board reviewed and adopted the proposed 2009 budget and set the 2009 Annual Assessments at \$300.00 per Property.
- 3. 1st Bank CD matures 9/17/2008. Dyer stated that she would move the \$51,266.07 monies to another CD at Wells Fargo. Board approved unanimously.

IV. Directors' Reports

A. Common Areas. No Report

B. Covenant Enforcement

1. Covenant Violation Report.

- a. Board approved a storage container at 1989 Bashley Road though September 30, 2008; if it remains beyond that the property owner will face daily fines until it is removed.

2. Hearing Results

- a. 19870 Kershaw Court. Fines imposed for not finishing construction project and not accomplishing required minimum landscaping.
- b. 730 Kings Deer Point. Board required owner to comply with covenants and association rules regarding RVs in King's Deer and gave owner until September 26, 2008 to comply. After that date each day the violation occurs will result in a daily fine.

C. Architectural Control Committee

- 1. Project Summary. Paul stated that there are currently 38 active projects with no new construction approved or pending year to date, 3 Project Monitor inspections were completed, and 2 landscape projects and 1 detached garage approved since the last Board meeting.
- 2. Proposed Design Standards. Paul reviewed major updates to the proposed Design Standards. Robertson moved to approve the Design Standards as presented. Motion seconded. Motion approved 4-0 vote. Paul requested that the absent members be given an opportunity to record their vote within seven days and their votes be recorded to reflect the entire Board position on the new document; board members present concurred.

D. Executive Director

- 1. Office will be closed October 3 for training.
- 2. Mailbox, 825 Lancers Court. Board confirmed full refund on the Highlands mailbox as per prior agreement with owner.

Robertson moved to adjourn meeting 7:42PM. Motion seconded and approved unanimously.

Approved by Board of Directors September 19, 2008

\_\_\_\_\_/ signed /\_\_\_\_\_  
President

\_\_\_\_\_/ signed /\_\_\_\_\_  
Secretary

Attachments:

- 1. ACC Report
- 2. Covenant Violation Report
- 3. Financials - Balance Sheet and P&L
- 4. 2009 Budget
- 5. ACC compliance fee report