Executive Board Meeting

January 8th, 2015

Location: The Residence of Peter May – 703 Kings Row Avenue

Board Members in Attendance: Peter May, Carolyn Dahlgren Tom Hazard, Antonia Cooper, Gerald Fielding and Krystle Ortell (recording secretary)

Homeowners in Attendance: Carol Nieuwenhuizen and Mike McGowan

1. Call to order at 7:05pm
2. Approval of December 3rd 2014 Meeting Minutes – Peter May motioned to approve the minutes as modified by Carolyn Dahlgren; Gerald Fielding second; all were in favor
3. Suggested plan on how to approach covenant amendments

* The Board will send out a survey via Survey Monkey consisting of 5-8 questions per survey. There will be a total of 3-4 surveys sent throughout the year.
* Assignment: Tom Hazard is to send Krystle Ortell Survey Monkey contact information
* The first survey will include:
  + Covenants that the Board does not see changing and covenants that the Board knows will have to change:
    - Home Occupation – Carolyn Dahlgren to research
    - Noxious Weeds – Tom Hazard to research
    - Backflow Devices – Tom Hazard to research
    - Unsightly Facilities – Carolyn Dahlgren to research
    - Sewage Disposal – covenant needs to include…“per county and state regulations as they exist at the time”
    - Oil and Gas – Carolyn Dahlgren to research
    - Assessments – Carolyn Dahlgren to research and define “special”

1. Reserve Study Review
   1. Homeowner emails – Peter May and Krystle Ortell responded to all homeowners regarding Reserve Study questions
2. Water Tank Inspection
   1. Homeowner emails – Peter May responded to homeowners
   2. Water usage – Scott Leslie with EPC has water records.
      1. Tom Hazard lost all of the usage records when his computer crashed.
      2. Assignment: Tom Hazard to contact Gina White to see if she has copies of the usage records; if Gina White does not have the records Tom Hazard will contact Scott Leslie. Tom Hazard will ask that Scott Leslie send the usage records to Zancanella and the HOA attorney. Krystle Ortell to contact Scott Leslie to invite him to the February 18th meeting
   3. Mike McGowan
      1. Mannix Painting, Inc. has submitted a bid to perform the water tank work
         1. To perform the work the temperature must be above 40\*
         2. Mannix’s bid includes the emptying of the water tank and the disposal of the sandblasting material
3. Website

* Gerald Fielding received a quote from Braeden Flaherty for $750.00 to create a website for the HOA
* The Board and Krystle Ortell must provide the content and images to Braeden Flaherty
* Carolyn Dahlgren motioned to hire Braeden Flaherty; Peter May second; all were in favor
* Assignment: Gerald Fielding to contact Roberta McGowan for hosting/domain name. Krystle Ortell to work on content for Braeden Flaherty.

1. Water Court Update

* Peter May passed around the Application for Water Rights

1. Past Due Assessments
   1. Peter to sign Liens for: Kuen & Misuans – Krystle Ortell gave the liens to Peter May for signature and notary
   2. Review “Collection of Unpaid Assessments” – Peter May motioned for Carolyn Dahlgren to complete “Collection of Unpaid Assessments;” Gerald Fielding second; all were in favor.
      1. Assignment: Carolyn Dahlgren to contact attorney to discuss finalizing “Collection of Unpaid Assessments”
2. Joan & Lee Leavenworth Letter
   1. Assignment: Peter May to contact Joan Leavenworth regarding the following:
      1. Past Due Assessments
      2. The Dog at Large
      3. Agreement Letter – the HOA needs a signed copy returned

The next meeting will be held February 18, 2015 at 7pm at 507 Kings Row Avenue.

There being no further matters to come before the HOA, the meeting adjourned at 8:15pm.