

Draft

Board Meeting Minutes

January 17, 2013

Called to Order:

The meeting was called to order by Interim President Rob Alleger at 5:05 PM. Other board members present were Bob Jones, Sally Metzger, Doug Massingill, Cliff Benson and Susie Nulty. Steve Kouri from Courtney and Courtney was present.

Executive Session:

Courtney & Courtney was asked to check on possible illegal water discharge.

Various parking issues were discussed including driveway parking policy, vehicles extending into roadway from drives, overnight parking in driveways, owner use/abuse of guest parking, trucks without covers, guest parking limitations, renters abuse of parking rules, review of original covenants (Article 7 Section 12) and discussion of return to those rules. Topic might be reviewed and action taken at annual meeting.

Approval of Prior Meeting Minutes:

Bob Jones moved that the December 2012 meeting minutes be approved, Doug Massingill seconded. Approved.

President's Report:

Jerry Bruning put up and took down the lovely Christmas decorations and the Board and owners appreciate all he does. Pond work during the winter was reviewed and actions taken to protect the water pumps and fish. Dan from Custom Landscape and a number of owner volunteers including Jerry Bruning and Rob Alleger, monitor and maintain this feature. Water was recently added. We will review the frequency of Dan's visits and possibly make some adjustments. Kids are throwing rocks and cans in the pond and walking on the ice. These actions are destructive and dangerous. A heater near one of the pump intakes was removed. Owners are asked to supervise all visitors. There are new laws regarding HOA's – HB1237. The implications of these new laws were reviewed including correspondence and owner requests.

Treasurer's Report: See attached report. The budget is over due to the dry summer and increase in water costs. The irrigation system was turned back on this fall after an unusual dry, warm spell to avoid winter-kill of grass. Cutting back on some concrete work this spring may offset these increased expenditures. The board will review areas needing concrete work in a few months.

Committee Reports:

Landscape Committee – See notes on pond in President's report. Edging was added by Rob to keep mulch of the sidewalk north of pond. Older edging will be reviewed during concrete walk-through. Steve will look into a permanent solution for electric cord to service the Christmas lights on Broadmoor Valley Road.

Architectural Control Committee – One new request just received by ACC. Steve will forward to Cliff and John Foss will be asked to monitor requests for a 3-month period.

Maintenance – Lighting issues resolved by C&C electrician. 2014 is the year we will schedule the road sealing.

Property Manger's Report:

More help will be needed for the pond maintenance and other projects. Jerry works many hours to keep our pond in order and that work is appreciated by all. Dan, Custom Landscaping, said that winter pond ice-breaking traumatized the fish so the heaters are being used to keep the ice from covering the entire pond. Those heaters need to be monitored. Larry Fortner reported that there may be a tree/deck/stairway issue behind #18 so Rob will see what needs to be addressed. Larry also noted a problem with one of the bridges but we believe Brownie may have addressed that issue and Rob will verify. Steve will check on the tree stumps behind #60.

Our policies must be compliant to state rules including Assessment Collection, Conflicts of Interest, Meetings, Covenant Enforcement Policy, Records, etc. The current month checks were signed by the treasurer.

Old/New Business:

Resolution regarding light, sound or odors will be postponed until February. Board will review existing problem. Current snow removal policy was discussed. When there is 2 or more inches, snow will be removed unless there are particular situations to consider. Limiting the number of rental units in complex was discussed and how the percentage might affect how mortgage brokers view lending. Rob and Steve will report further details at the February meeting. Parked vehicles was covered earlier in the meeting. Steve is holding an invoice that is in dispute and should be resolved shortly. Steve was asked to review and report on insurance deductibles.

Adjournment: Meeting adjourned at 7:20pm. The next Board meeting will be at 5pm on February 21, 2013, in unit #61.

Respectfully submitted,
Susie Nulty