



Meeting of the Board of Directors

October 7, 2015

Minutes of Meeting

The Board of Directors met at 10:00 a.m. with all directors present, namely Justice Keller, Mary Parsley and Bill Brown.

The minutes of the September 2, 2015 were approved as presented.

There has been no change in the open issues with Jefferson County , including surface water drainage, signage near the emergency access gate on Flora Street and dead trees behind the fence along Flora Street.

Draft policy and procedure documents were submitted to counsel for review and redlined documents with additional comments of counsel have been received. The Board determined to schedule a meeting with counsel to discuss the documents and some of the comments received. Bill is to schedule a meeting with Hindman Sanchez sometime in late October, so that policy/procedure documents may be adopted prior to the Annual Meeting.

The Annual Meeting of the association is December 7, 2015 at 7:00 p.m. at the Fairmont Fire Station. The agenda for that meeting was discussed at length, to include highlights of 2015, financial report and proposed 2016 Budget, election of directors, a short overview of the association operations and responsibilities(homeowner education), and New Business that may include (1) electronic communication with homeowners and (2) a 2016 analysis of financial needs and publication of a Reserve Funding Report.

There have been no changes to the website this month. Prior to the Annual Meeting, it is expected that updated minutes, financial statements , notice of annual meeting and policy/procedure documents will be posted on the website.

The next meeting of the Board will be October 15, 2015 at 1:00 p.m. to (1) review the annual meeting agenda and proposed 2016 Budget prior to distribution of notice of annual meeting to homeowners, and (2) review policies and procedures redlined by counsel prior to meeting with counsel before adoption of these documents.

Respectfully submitted,

William E. Brown, Secretary