



Meeting of the Board of Directors
July 15, 2015

Minutes of Meeting

The Board of Directors met at 1:00 p.m. with directors present being Justice Keller and Bill Brown. Mary Parsley was absent.

The minutes of June 2, 2015 meeting of the board were reviewed and approved.

The financial statements date July 6, 2015 were reviewed and approved.

The arrangements for the upcoming picnic on August 8 were reviewed, with Justice undertaking to distribute duties to other directors and to finalize assistance from other homeowners (already started). Notices have been delivered to all homes and posted at the mailboxes. Another reminder will go out prior to the picnic date.

The website contents and access were discussed, with Justice undertaking to contact former director Aaron Bazar for a written release, since the website host states that the site is owned by Aaron personally. The website manager will make changes we are requesting once they have clarification of the ownership of the site names. The intention of the Board is to enhance the features and accessibility of the website.

The Annual Meeting of Homeowners is scheduled for Thursday, December 3, 2015 at 7:00pm. Bill is to reserve that date with Fairmont Fire District for use of their community room. Notices will be distributed per By-laws in October, along with proposed 2016 annual budget.

For the education of the Board, Bill is to arrange a meeting with a representative of the Jefferson County Road and Bridge Department to review surface water drainage in the Orchard and other issues concerning maintenance of adjoining County property. Bill will invite board members to the meeting when it is scheduled, and prepare a report to the next meeting of the Board.

There was extensive discussion of the policies and procedures. The Board members drafting policies and procedures will have drafts completed by the next meeting of the Board, and will undertake to review the draft policies against the Association's governing documents, and to incorporate references into the policies that recite to governing language under which the policies are written.

An agenda item to schedule a review of Association archive files was tabled until completion of the drafting and review effort underway to update published policies and procedures.

The next meeting of the Board will be August 3, 2015 at 10:00 a.m., for the primary purpose of reviewing drafts of policies and procedures, in preparation for a review by legal counsel Hindman Sanchez. The goal of the Board is to have updated policies and procedures for distribution by the upcoming Annual Meeting of Homeowners.

The meeting was adjourned at 2:30 p.m.

Respectfully submitted,
William E. Brown, Secretary/Treasurer