



Meeting of the Board of Directors

July 15, 2016

Minutes of Meeting

The Board of Directors met at 10:00 a.m. with directors present of Justice Keller, Bill Brown, Leslie Rutherford and Mary Parsley. Tim Raub was absent.

The minutes of the June 10, 2016 board meeting were reviewed and approved as presented.

Bill presented the financial statements for the six months ended June 30, 2016.

Bill reported that conversations continue with Jefferson County and the BNSF Railroad regarding storm water drainage that is routed through Lots 25 and 26, and that floods other homeowner lots during storms. The County is to survey the area to determine the available grade lines in order to consider different drainage options. The railroad is researching the history of certain drainage features that were installed in their right-of-way by other parties.

Bill also explained that he is assembling a list of all easements that affect the subdivision and homeowner lots. At present, there is no comprehensive list of easements.

Leslie presented a proposed form of a welcome letter for new homeowners, which was reviewed and discussed by the Board. Based on our review, Justice will edit and publish a "Welcome to the Neighborhood" letter. Leslie also reported that an updated list of phone contacts should be ready by the end of July.

The Reserve Funding Study committee will meet July 25 at 1:00 p.m. at Justice's house. Tim will chair the committee to address condition of assets (notably perimeter fence) and financing plans for replacement of assets that are not factored into our annual operating budgets.

The Board confirmed the dated of our annual picnic on August 20, as previously proposed, from the hours of 3-6 p.m.

The next meeting of the Board will be at 10:00 a.m. on September 16, 2016 at the home of Leslie Rutherford..

The meeting was adjourned at 11:00 a.m.

Respectfully submitted,

William E. Brown, Secretary