



Meeting of the Board of Directors

October 24, 2016

Minutes of Meeting

The Board of Directors met at 1:30 p.m. at the home of Tim Raub, with directors present including Justice Keller, Bill Brown, Leslie Rutherford and Tim Raub. Mary Parsley was absent. Also present was Melissa Garcia, legal counsel to the Board.

The Board commissioned a review of the governing documents of the Association. Melissa presented a Review and Report including proposed amendments to our Declaration, Articles of Incorporation and Bylaws. She explained the legal background and changes in law that underlie her recommendations and answered many questions from the Board. There was a discussion of costs and priorities for updating our governing documents.

Justice thanked Melissa for her thorough analysis and assessments. The Board will present a summary of these issues and costs at the upcoming Annual Meeting of Homeowners.

The minutes of the September 16, 2016 board meeting were reviewed and approved as corrected.

Bill presented the financial statements for the nine months ended September 30, 2016, which were approved as presented.

Bill attended the September 20 Community Meeting by Jefferson County to discuss proposed rezoning of property at 4510 Indiana Street to Industrial zoning. The proposed new owners have not identified a specific use for the property and county staff has not identified any increase in surface water runoff; and they were reminded that surface water drainage from Indiana Street is channeled through our subdivision.

Bill reported that we have received no meaningful information or feedback from our letter and other materials sent to Mt. Olivet Cemetery on September 12, 2016. He will follow up with the Cemetery and Jefferson County with the hope of more to report on surface water drainage issues at the next meeting of the Board.

Tim is gathering proposals for perimeter fence replacement to guide the Reserve Funding Study committee in developing a funding plan for future expenditures that are not covered in annual operating budgets.

The next meeting of the Board will be at 10:00 a.m. on November 21, 2016 at the home of Bill Brown.

The meeting was adjourned at 3:20 p.m.

Respectfully submitted,

William E. Brown, Secretary