



Meeting of the Board of Directors

June 9, 2017

Minutes of Meeting

The Board of Directors met at 3:00 pm at the home of Justice Keller, with directors present including Justice Keller, Bill Brown, Leslie Rutherford, and Tim Raub.

The Board discussed the Associations rules regarding Rental Property within the community. There have been some complaints regarding the outside maintenance of one of the rental properties. Additionally, there was a discussion of whether the Board is entitled to have a copy of the lease agreements between the homeowner and the renters. There are a few rental properties in the community and Justice will acquire the lease agreements from the homeowners for the Associations records.

Due to the recent storm, the Board discussed the importance of the homeowners obtaining approval from the Design Review Committee (DRC) for any changes in color and style in roofs, gutters, paint, and general updates. The Board agreed that a mailer should be sent out to the homeowners reminding them of the rules and regulations and that such change needs to be submitted to the DRC for final approval.

The Board reviewed the financial statements as of May 31, 2017. The Board approved to transfer \$4,000 into the reserve fund.

Bill reported that the renewed insurance policy for the upcoming year as an annual decrease in premium of \$1,000. This decrease was mainly due to the lack of claims filed for the fence repair. The Board discussed the possible liability to the Association in the event the detention pond or the detention pipes were ever damaged and caused flooding to the homes within the Association.

Bill updated the Board on the surface water issue. There has been no new information to report.

Bill updated the Board regarding the entry way signs. The wood is 24 years old and is in *bad shape*. He estimated that the cost to replace the wood would be around \$3,000. Bill will look into obtaining 2 more bids for the replacement of the signage and report back to the Board.

Bill and Alan are working on the design of the Community Board.

The Board discussed the options regarding the perimeter fencing. It was determined that the homeowners should be involved and solicited suggestions. The Board will discuss this topic at their next meeting.

There was no further business.

Meeting adjourned at 5:00 pm

A handwritten signature in black ink, appearing to be 'T. Raub', written in a cursive style.

Tim Raub, Secretary