



Meeting of the Board of Directors

October 11, 2017

Minutes of Meeting

The Board of Directors met at 9:05 am at the home of Justice Keller, with directors present including Justice Keller, Bill Brown, Leslie Rutherford, and Tim Raub.

The Board reviewed and approved the meeting minutes from the Special Meeting held on January 4, 2017 and the Board Meetings held on February 3, 2017; June 9, 2017 and; July 20, 2017.

The Board reviewed and discussed the Associations year-to-date financial statements through August 31, 2017. There were no further comments.

The Board discussed community sign. The Board approved Bill to purchase a sign no larger than 45 inches, post-to-post, with solar lighting to be used for the new community board. The cost is not to exceed \$1,000 and Bill was asked to expedite the purchase and installation. It was also noted that the signage at the entrance to the community has been completed and looks nice. Thank you Bill!

The Board discussed the new contract proposal from Republic Trash and the contract proposal from Waste Management. The Republic proposal had an annual increase of \$49 with the elimination of the separate billing for "Recycling". Republic will have a maximum annual increase of 5%. Waste Management's proposal had a \$12 monthly increase from what the Association is currently paying and has a maximum annual increase of 3%. Based upon the rough calculations, Republic's contract was similar. Bill was asked to contact Republic and try to negotiate a maximum increase of 3%. If the 3% was non-negotiable, the Board agreed to have Republic continue their services. The homeowners will be asked at the annual meeting to sign-up to receive a trash container of Republic's if they currently do not have their container.

The Board discussed the special assessment relating to the fence. The Board agreed to have Justice and Bill contact the Association's Attorney to see what would be the next steps to move toward having the Association deeding the fence back the respective homeowner's property. Having the fence deeded back to the property still gives the Board the authority make sure the homeowner's fence is in compliance with the Association's governing documents.

Bill will work on preparing the 2018 budget for the Association. The Board will review the 2018 budget at the November 2017 Board meeting so that the budget can be mailed to the homeowner's along with the annual meeting agenda. The budget and the agenda are scheduled to be mailed to the homeowners on November 10th or 11th, 2017.

The Board discussed and reviewed the various homeowner violations that occurred on September 25, 2017. As of October 11, 2017, four of the violations have been complied with and the remaining has yet to be to be in compliance. The Board will continue to monitor the status of the non-compliance and follow-up with any necessary actions.

The Board approved various reimbursements to Board members for office supplies.

The next Board meeting is scheduled for November 8, 2017 at 09:30am and the Annual Homeowner's Meeting is scheduled for December 4, 2018, 07:00 pm at the Fairmount Fire Station.

There was no further business.

Meeting adjourned at 10:40 am.

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

Tim Raub, Secretary