



Board of Directors Action Without A Meeting

May 10, 2008

The Board of Directors held emergency meetings via email and in person between May 7, 2008 and May 10, 2008. The bylaws allow for the Board to take an action without a meeting if circumstances dictate and all directors approve the action.

Background

On April 9, 2008, the SHARC committee denied approval of several proposed improvements on the Manzo's property at 2390 Talon Drive and suggested that they appeal to the Board. The Manzos replied that they did not believe the denial to be binding. The Board expected the Manzos to appeal.

On May 7, 2008, the Board was notified by SHARC that grading work was being performed, indicating the Manzos were proceeding with their improvements.

Action Taken

The Board discussed options and approaches by email, and four members met on May 9th to prepare a written communication. A final letter was drafted on May 10th, and sent to Manzos by email. The letter primarily expressed concern that work may have to be modified at unknown expense upon successful resolution of issues. Three Board members (Allen Miglore, Don Oas, and Pete Southworth) then met with Cory Manzo that afternoon. There was an understanding reached that there would be time to meet again within two weeks to discuss Board and Manzo concerns, and no further work could be executed as the Manzos did not expect a county permit for three to four weeks.