



# Board of Directors Meeting

February 16, 2006

## MINUTES

(Pending Approval 10/19/06)

**To:** Board of Directors.

**By:** James Scot Yarnell, Secretary.

**Call to Order:** The meeting of the Board was called to order at 7:30 p.m. at the home of Allen and Susan Miglore.

**Directors Present:** Allen Miglore, Pete Southworth, Michael Brown, James Scot Yarnell, Don Oas.

**Homeowners Present:** Dean Zimmerman, Anthony Ringor, Jan Peroutka.

### 1.0 Election of Officers:

- 1.1 Allen Miglore, President.
- 1.2 Michael Brown, Vice President.
- 1.3 Pete Southworth, Treasurer.
- 1.4 James Scot Yarnell, Secretary.

### 2.0 Old Business:

2.1 Reviewed and approved minutes of January 26, 2006 Shadow Hawk Homeowners' Annual Meeting.

#### 2.2 Committee reports:

2.2.1 Road Committee: Southworth reported that he is soliciting bids for a second seal coat.

2.2.2 Equestrian Trail: Peroutka reported that an easement was submitted to the county but was rejected on the official subdivision maps. Apparently, there are no actual easements recorded with the county: the easements are not in the CC&R's and not listed on the title reports. The proposed equestrian trail does not cross over the railroad right of way to the Sikorski's property. The request for survey of the equestrian trail has been withdrawn by SHARC.

2.2.2.1 Miglore stated that he would obtain a copies of the official county authorized subdivision maps for Shadow Hawk Units 1 & 2.

2.3 Jeremy Meyers-Oakes Claim: Brown reported that the young man has not responded to correspondence demanding repayment and offering to negotiate an installment repayment plan. After discussion, the Board

voted (Miglore/Yarnell; 4-0-1) to continue steps necessary for collection of the Small Claims Court Judgment by arranging for the sheriff to serve the Judgment and a Demand for Statement of Assets.

2.4 Gates: Zimmerman reported that the main gates are bent and showing corrosion.

2.4.1 After discussion, the consensus was that temporary repairs might be completed by homeowners wire-brushing and spray-painting the gates. The bent bars might be straightened by contracting with a local welder. Southworth will contact E. Ricketts for referrals to request repair bids. No further action on this item.

2.4.2 Gate code changes were discussed and Zimmerman stated that he would change codes at the request of any homeowner.

2.5 SHARC:

2.5.1 Yarnell reported that he understood the work of reviewing proposed revisions to the CC&R's was being completed by John Carter.

2.5.2 With respect to SHARC semi-annual property inspections, the inspections have been completed on schedule even though notices have not been issued to homeowners. K. Alhady is working on consolidating the results of the last two inspections and preparing letters to homeowners. Zimmerman commented that a former homeowners association to which he belonged posted non-compliance notices on the community web-site so other members knew that enforcement action had been taken.

2.6 Dispute Resolution: Yarnell reported that he had volunteered to prepare dispute resolution procedures for the community but the work has not been completed. The statutory scheme that requires such procedures be adopted by each homeowners association also provides a "default procedure" in the absence of a community approved procedure.

2.6.1 The Board discussed the difficulty of getting a 2/3rds vote of them members to approve CC&R revisions.

2.6.2 The Board also discussed whether the dispute resolution procedures might be extended to provide a mechanism of enforcement and/or compromise to deal with homeowner and SHARC conflicts regarding the CC&R's.

3.0 New Business:

3.1 New Web Site: Zimmerman announced he had creating of a new web page for the Shadow Hawk community. Homeowners may register to send/receive email to one another. The new address is: [www.shadowhawk.info](http://www.shadowhawk.info).

3.1.1 Zimmerman also reported on the server cost of hosting the community web site to be \$108 per year; the Board voted

unanimously (Southworth/Migllore) to reimburse Zimmerman for that cost.

- 3.2 Water Tank: Southworth reported that he had noted slow-dripping leaks in the water tank. After questions and comments by board members, there was no further action on this item.
- 4.0 The meeting adjourned at approximately 8:30 p.m.