



# Board of Directors Meeting

March 15, 2007

## REVISED DRAFT - MINUTES

(Pending Approval)

**To:** Board of Directors.

**By:** James Scot Yarnell, Secretary

**Call to Order:** The meeting of the Board of Directors was called to order at 7:00 p.m., on Thursday, March 15, 2007, at the home of Allen and Susan Miglore.

**Directors Present:** Allen Miglore, Pete Southworth, Scot Yarnell, Don Oas, and Tony Ringor.

**Homeowners Present:** Julie Perouka

### 1.0 ELECTION OF NEW OFFICERS

- 1.1 Nominations: Allen Miglore, President; Scot Yarnell, Secretary; Don Oas, Vice President; Pete Southworth, Treasurer. **All nominations were approved by unanimous vote.**

### 2.0 OLD BUSINESS:

#### 2.1 Treasurer Report:

2.1.1 Southworth reported a balance of approximately \$6500.00 in the checking account and approximately \$45,000.00 in the savings account. **The Board voted (Miglore/Yarnell; 5-0) to approve the purchase of \$30,000.00 in Certificates of Deposit in the usual ladder of amounts with a maturity of not more than one year.**

2.1.2 Southworth further reported that he is working with several homeowners to make sure Association records and Homeowner payments are up to date. Only two of those households have significant unaccounted-for past dues.

#### 2.2 Minutes:

2.2.1 Review and approve minutes of Board of Directors meeting on January 18, 2007. **The Board voted (Miglore/Southworth; 4-0-1 [w/Ringor abstaining]) to approve the minutes of January 18, 2007.**

- 2.2.2 Review and approve minutes of Annual Membership Meeting on February 8, 2007. **The Board voted (Migllore/Southworth; 5-0) to approve the minutes of February 8, 2007.**
- 2.3 Gate Maintenance:
- 2.3.1 Oas reported that gate painting has begun and is expected to be completed by March 16<sup>th</sup>. The total cost will be \$2200.00. The batteries for the automatic gate opener in the event of a power failure need replacement, and the backup charging system needs repair. The cost is estimated to be \$3275.00. **The Board voted (Yarnell/Southworth; 5-0) to authorized \$3275.00 for gate opener repairs.**
- 2.3.2 Board discussion regarding problems with the key pad at the Brannon/Talon which does not reliably operate.
- 2.4 Road Report: Southworth report that roadside weed control spraying has been completed. Southworth told Ricketts it was okay to put rocks in the drainage ditch to control erosion.
- 2.5 Reserve Study:
- 2.5.1 Miglore had distributed the reserve study report to directors for review prior to the meeting. Board discussion of options presented in the report.
- 2.5.2 According to the report, the water tank has an indefinite life.
- 2.5.3 The report recommends budgeting for an asphalt overlay on the roads in approximately 30 years; the report noted that Veerkamp stated that the chip and seal could start deteriorating at the edges eventually. Southworth will request a further reserve estimate for chip seal only.
- 2.5.4 Board members questioned whether the battery and charger system costs were included within the “gate operations” costs.
- 2.5.5 General discussion of investment risks and options. Miglore stated that the Board may increase Homeowner fees by 20% per year without a vote of the homeowners.
- 2.5.6 Southworth stated that he would contact the other Homeowner Associations and the County Transportation Department for recommendations regarding road maintenance.
- 2.5.7 Miglore was to look into joining the Community Association Institute (cai.org) with the goal of finding a consultant road engineer for a second opinion regarding the suggested asphalt in 30 years.
- 2.6 Jeremy Meyers-Oakes Claim: Yarnell stated there was nothing new to report at this time.

2.7 SHARC:

- 2.7.1 Yarnell reported that no new applications have been received but he is expecting Homeowners Janza/Ringor to submit plans for hardscape work at their residence.
- 2.7.2 Yarnell observed Homeowner Atkinson has installed a horse ring.
- 2.7.3 Miglore reported that he submitted plans to Massey for installation of a nominal 9 Kwatt solar electric panels at his residence at a cost of approximately \$60,000.00.

2.8 Water Tank:

- 2.8.1 Miglore reported the “Keep Out” signs have not been installed yet.
- 2.8.2 Miglore further reported that the pumping system is not pumping and the tank is losing water. Tom Lang estimates \$200-300.00 to repair.
- 2.8.3 Miglore reported that the pumps for the tanks are cycling every few minutes because the pressure tank is leaking resulting in needless electric costs and wear and tear on the system. Tom Lang cleaned the check valves that did not fix the problem and he recommends hiring a leak detection service at a cost of approximately \$400-500 to locate the leak. **The Board voted (Miglore/Southworth; 5-0) to authorize up to \$500 for leak detection work.**

- 2.9 Railroad Report: Yarnell report that he continues to monitor the proposal for an excursion train and shuttle service. Scheduled JPA meetings were cancelled. Ringor volunteered to assist with monitoring rail right of way issues.

3.0 NEW BUSINESS:

- 3.1 Ringor will monitor the road drainages and take photos pursuant to the direction at the last Homeowners Association meeting on February 8, 2007.
- 3.2 The Board concurred to schedule a joint work crew for Saturday, May 12, 2007, to install the speed limit and water tank “Keep Out” signs.

4.0 ADJOURNMENT:

- 4.1 The meeting was adjourned at approximately 9:10 p.m.