



Board of Directors Meeting

December 6, 2007

Minutes

To: Board of Directors.

By: Don Oas, acting as Secretary.

Call to Order: The meeting of the Board was called to order at 7:00 p.m. at the home of Allen and Susan Miglore.

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

Homeowners Present: Ed Ricketts, Kathy and Gene Alhady, Sharif Mirgoli, Julie Perouka, Dean Zimmerman, James Alford and Lynn Massey.

1.0 EXECUTIVE SESSION: The Board voted (Southworth/Miglore; 4-0) to enter into Executive Session.

1.1 Lynn Massey and Kathy Alhady from SHARC joined the Board. Discussion was had regarding potential litigation and current insurance provisions for BOD individuals and committee members of SHARC if necessary.

2.0 OLD BUSINESS AND REPORTS:

2.1 Treasurer's Report:

2.1.1 Southworth reported the checking account balance is approximately \$7,975.00. Also reported that there is currently \$5,135 in an 11 month CD and \$30,894 in 4 month CDs.

2.1.1.1 Subsequently reported that savings account, with a balance of \$10,637, was omitted from oral report.

2.2 Gate Maintenance:

2.2.1 John Iander was able to make repairs of damaged lights at Shadow Hawk entrance recently due to vandalism. Future repairs may not be possible as parts availability is getting difficult. Discussion is had to explore more vandal resistant lighting. Don Oas to investigate possibilities and report back to Board.

2.2.2 Discussion was had regarding changing of gate codes to only 1 code which all community members would use. That code could be changed periodically. Discussion on this topic will resume at Annual meeting when a larger number of community members are present.

2.3 Road Report:

2.3.1 No update available yet for cost of installing speed bumps, warning signs and painting.

2.3.2 Southworth reported that a new contractor was being used this year for spraying. Pre-emergent was sprayed in November. Roundup will be sprayed in March or April, then again in May or June if needed.

2.4 Jeremy Meyers-Oakes Claim:

2.4.1 No update to report at this time.

2.5 Community Water Storage Tank:

2.5.1 Ringor reported that he is searching through Shadow Hawk boxes of documentation for manuals for the pumps and motors. He has concern over some conflicting opinions received from Rumsey Lang and the pump manufacturer.

2.5.2 The Board voted (Southworth/Miglore; 4-0) to authorize the \$1300 previously allocated for check valve repair to now be used for repairs based on manufacturer's recommendations.

2.6 Railroad Report:

2.6.1 No report available at this time.

2.7 SHARC Report:

2.7.1 Alhady and Massey from SHARC report that since the letter to all homeowners on November 3rd requesting applications for all improvements, they have received 2 applications.

2.7.2 General discussion regarding correspondence to SHARC from Homeowners to make Board aware.

2.7.3 Massey reports that drive through inspection has been completed and requested ideas from BOD and Homeowners regarding how to distribute the results. Suggestion is made to distribute ALL non-compliance results to ALL Homeowners but to hide the street address and Lot #s. Homeowners will be able to see any non-compliance issues found on their property.

2.7.4 Proposed fine system was discussed for enforcement of non-compliance issues. BOD to draft a letter to all Homeowners by January 15th, 2008 to make everyone aware of the proposed fine system and its necessity.

2.7.5 Massey/Alhady reviewed SHARC findings with BOD after researching Tom and Maryann Schultz letter of concern.

3.0 NEW BUSINESS: No new business discussed

4.0 ADJOURNMENT:

4.1 The meeting adjourned at approximately 9:40 p.m.