



## Board of Directors Meeting

January 24, 2008

### 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, Pat Ricketts, Kathy Alhady, Susan Miglore, Phil Curto, Tom McMahon, Michael Brown, John Carter, John Iander, James Alford, Lynn Massey, Burt Stride, Todd Bolger, Mike Sikorski.

#### 1.0 OLD BUSINESS AND REPORTS:

##### 1.1 Treasurer's Report:

1.1.1 Southworth reported that we have \$10,655 in Savings, \$31,066 in 4 month CDs, \$5,162 in 11 month CDs and \$11,244 in Checking.

**1.1.2 The Board voted (Miglore/Ringor; 4-0) to move \$10,000 from the savings account into additional CDs.**

##### 1.2 Gate Report:

1.2.1 Miglore reported that he is still planning to meet with Dean Zimmerman to cross-train on using remote gate software to manage entrance gates.

1.2.2 Oas reported that he is still investigating options for more vandal resistant lighting at main gate on Shadow Hawk Drive.

##### 1.3 Road Report:

1.3.1 No report

##### 1.4 Jeremy Meyers-Oakes Claim

1.4.1 No report

##### 1.5 Railroad Report

1.5.1 No report

1.6 SHARC Report

1.6.1 SHARC reported that following recent drive through inspection, 24 of our 38 properties were found to be in violation. A general letter has been delivered to all property owners identifying the types of violations that have been found. Notification letters to individual properties will next be delivered, letting owners know what specific violations were noted on their property.

2.0 NEW BUSINESS:

2.1 Consider Adoption of Penalty Policy for Non-Compliance With CC&R's.

2.1.1 Much discussion took place regarding general concerns from homeowners over how to enforce CC&Rs which don't adequately account for a rural community such as ours. A possible plan to reconvene a committee to review and make recommendations to CC&R alterations was discussed.

2.1.2 Request from James Reichert and Michael Brown to have a vote without meeting (Bylaws 3.9) to abolish SHARC was discussed. Michael Brown agreed to defer issue till a later time.

2.1.3 Request from James Reichert and Michael Brown to postpone CC&R fine structure until a community vote could be held was discussed.

2.1.4 Request from Ed Ricketts to postpone CC&R fine structure until a community vote could be held was discussed.

**2.1.5 The Board voted (Miglore/Oas; 4-0) to adopt and approve the proposed Penalty Policy, regarding ONLY the failure to submit an application and receive SHARC approval prior to commencement of a project, pending a community vote to also approve which will take place at annual meeting in February 2008.**

3.0 ADJOURNMENT:

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