



Board of Directors Meeting

February 26, 2009

To: Board of Directors.

By: Allen Miglore, Secretary

Call to Order: The meeting of the Board of Directors was called to order at 7:25 p.m. at the home of Allen and Susan Miglore.

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

1. OLD BUSINESS

1.1 Treasurer Report

Southworth reviewed account balances, virtually unchanged from the prior meeting. Homeowner Jim Alford expressed interest in comparisons with the prior year budget, and Southworth explained several budget lines (i.e. landscape service based on current fees, legal and service fees based on historical averages, etc.). There was also general discussion at this time about the gates, roads, and water tank, and how they impact the budget. Southworth indicated that the Board is to consider resurfacing the roads this summer as the costs have declined recently, as discussed at the prior Board meeting.

There was discussion about finding a new landscape service, an issue raised at the last meeting. It was suggested that a specification be drafted to provide potential contractors with a standard set of guidelines for bidding, as well as contract enforcement, purposes.

1.2 Gate Report

No report.

1.3 Road Report

No report.

1.4 Jeremy Meyers-Oakes Claim

No report.

2. NEW BUSINESS

2.1 Consideration of Dues Increase

Southworth re-stated some items from the budget. The current association cash balance is approximately \$69,000, and road resurfacing is expected to cost in the mid-\$50,000 range. It was noted that if the asphalt section of Shadowhawk Drive leading downhill to the railroad track is resurfaced, it needs to be chip-and-sealed rather than just sealed, as the steep slope could be slippery with just a seal coat.

Oas indicated that owner Stearn had provided a referral for high-pressure pump maintenance (the water tank has two high-pressure pumps), who he planned to contact regarding a problem with the pumps recycling frequently. This problem had been corrected in 2008, but has re-appeared. One owner suggested that a maintenance contract should be investigated, and Oas said he would ask the contact about that.

Oas reviewed the reserve study findings from 2007, which indicated the association was only about 40% funded, assuming chip and seal roads would be maintained indefinitely (rather than asphalt replacement).

Motion to increase dues by 20%, effective April 1, 2009 (Oas/Migllore). Motion passed 3-0.

2.2 Report on CC&R Ammendment Status

Oas reported that the new CC&R document had been signed and notarized, but had not yet been recorded. Recording was planned as soon as Oas could get to the county recorder's office.

2.3 Delinquent Dues Policy

Southworth reported that delinquent homeowner dues had never been a serious issue until the recent economic situation has caused one home to go into foreclosure, and one or two others seem close to that situation. He mentioned that a lien for dues would not be collectible if the home had no equity, but a policy should be in place in order for a lien to be filed at all. There could be cases where enough dues were in arrears to justify a recording of a lien.

There was discussion of what the policy should specify. Southworth read a boiler plate policy. Homeowner Marjorie Snoke read an insurance boilerplate delinquent policy, which was very similar.

The discussion resolved to the following elements:

- Dues become delinquent 60 days after billing

- A courtesy notice will be sent to delinquent homeowners, allowing 15 days to pay outstanding dues without penalty, with an option to request a meeting with the Board to discuss reasons for non-payment
- A final notice will be sent, indicating dues are in default, and a \$10 late fee plus 1% per month interest will accrue effective 60 days from the original bill date until paid. Also, if dues and penalties and interest remain delinquent after 15 days, a lien may be filed by the Association.
- 15 days after the final notice, the Board may file a lien.

Action: Southworth will draft a written policy based on the above parameters, for approval at the next Board meeting.

2.4 Appointment of SHARC

Moved to the annual meeting.

3. OTHER BUSINESS

No other business was presented.

ADJOURNMENT

The meeting was adjourned at approximately 8:45 PM.