

Board of Trustees Minutes 8-24-2005

On August 24<sup>th</sup>, 2005, the Woods of Mill Valley Board of Trustees called their meeting to order at 7:00 p.m. near the entrance pond of the subdivision. Those present were Board members Pat Soller, Jeri O'Kane, and Heidi McMahan. Sharon Weller, and Rod Davis from the Design Review Board were also in attendance.

New Treasurer, O'Kane gave the Treasurer's Report stating that the current balance is \$30,000. In speaking with the auditor, she found out that in order to maintain a non-profit status, we either have to have \$18,000 designated for various purposes prior to the end of the fiscal year, use that money, or possibly channel it back to homeowners. The high balance is due to collection of dues from Dominion for the two-year periods of 2003 and 2004 for lots they owned and collected upon. The Board also has an interest-bearing account, so it is also necessary to take a look at possibly changing that. It was suggested that this problem exists because the Board, having started out with insufficient data as to a budget, wanted to make sure there was ample money to complete projects, etc. It is projected to take care of itself by 2006-2007. Davis also suggested that attorney fees would rise in lieu of the violation letters that have been sent out.

Discussion was held on the Deed Restrictions, violation letters sent out and the vote that was taken on May 27<sup>th</sup>. Questions were raised concerning votes from those homeowners with past due association fees. Per the restrictions, their votes were allowed unless they were in fact, 30 days past due and none fit into that category. The outcome of the vote was again looked at and compared to those votes allowed, as well as the timeline for the vote cut-off. In doing so, the vote was not changed and deemed to stay 'as is', meaning that none of the issues put before the homeowners passed per the required passage rate in the restrictions.

Davis presented the Board a listing of violation letters that had been mailed out, designating what each was for and where each one stood. Nearly 50 % of the violations had either been closed because the homeowner is now in compliance or is in the process of complying. He also mentioned that 30 people have submitted plans to the DRB for the purpose of having them okayed per the deed restrictions. That number is up significantly from last year. A discussion was held on how to maintain that violations are kept under control. It was agreed upon that a community inspection would be held twice per year by the DRB---in March and September---for this purpose.

A suggestion was made that those who have deed restrictions not be allowed to vote. A small amount of discussion was held, but no action was taken.

It was announced that Rachel Uchs from the Humane Society would be at the meeting on September 1<sup>st</sup> for the purpose of feral cat versus pets information, as well as to answer questions from homeowners about the situation. Another guest, Carmen Wirtz, will be present to field questions about the medical facility being build in our subdivision. Neighborhood Watch was briefly discussed. Brian O'Kane will also be present at the meeting to discuss it's standing.

A comment was made on the good showing for the Farmer's Market.

The forum on the website was also a discussion for the evening. The Board felt that it is important to maintain an order of decorum with policies and procedures being followed.

It was decided to put out some committee lists for homeowners to volunteer for such things as Beautification, Liaisons with the City, Fall Festival and the like.  
No other business was discussed. The meeting was adjourned.