

Board of Trustees Minutes 9-7-2005

A meeting of the Mill Valley Board of Trustees was held on September 7th at the home of Heidi McMahan. Members present were Patrick Soller, Jeri O’Kane, and Heidi McMahan. Secretary Sharon Weller was also present. The meeting was called to order by President, Pat Soller.

O’Kane gave a report that she was invoiced on 8/27/05 for \$703.90 by *Buckeye Ponds* for their work on repairs. Another bill, invoiced on 9/2/05 by *Lawnscapes* for \$438.70 was for mowing. O’Kane also reported that third and final notices for late dues would be going out.

Weller brought up that there was more than one deed restriction because hers did not match the one that was online. Although there were only slight variations in the two, the Board decided that Soller would contact Dominion to get all possible deed restrictions so that no homeowner is held in violation per the deed restrictions they were given. Once those are received, they can be looked over and perhaps with a vote of the members, be made ‘into one like document’.

Weller also brought up for discussion the concept that meetings needed to be more formal, perhaps following Robert’s Rules, as well as good documentation taking place, etc. She felt that although there is always a need for this, that in lieu of the disgruntlement of some homeowners, it would be beneficial to make sure this happened. Soller mentioned that the Restrictions nor the Code of Regulations stipulated that the meetings have to be run as such.

The open meeting for homeowners was discussed and in doing so, the Board went over the petition for verification of signatures in comparison to homeowner list/paid dues list that O’Kane uses for mailings and/or notifications. While a total of 275 signatures appeared on the petition,(with names being removed per the request of specific homeowners) 24 of those were past due on dues; therefore, were invalid. Thus being the case, 77% of the homeowners had signed the petition. Per the statement made at the open meeting, the Board will be meeting with attorney, John Eufinger, to authenticate whether the petition could/could not be counted as an actual vote. That meeting will take place on the 14th. It is the Board’s opinion that since it was presented as a ‘petition’, it could only be accepted as such. Further dialogue was also held about the discrepancy in the actual meaning of the petition per the statements from some who had signed it.

Committee sign-ups was also discussed and it was determined that 7 people had signed up for the Humane Society program, 6 for the Neighborhood Watch, 5 for Beautification, 4 for Street Liaisons, and 1 for Activities. O’Kane was to send out some of the communication to those who had signed up for committees, while Weller was to send the remainder upon getting the addresses.

The idea of sending out a newsletter to recap the happenings of the open meeting, as well as list committee members and the like, was also a point of discussion. It was decided again that the Board would wait for Eufinger’s findings so that this information could also be put in the newsletter. Furthering this point was the fact that if there was another vote to be taken on the percentage of voters needed to pass an item put to the members of the association, we would need to mail them also. In addition, it was decided

to send out the letters for violations once the meeting with the attorney had been held since they had been 'on hold' due to the question about the petition.

Due to the fact that the Homeowner's Association members had expressed concern on the day/time of the meeting, that too was an agenda item. The Board conferred about the possibility of holding it on a Saturday. This will be determined once Eufinger's decision is made on the petition so that the Board knows when the meeting needs to take place.

The final order of business was the fountains. It was surmised that a more powerful fountain may help to alleviate some of the problems at the front fountain. O'Kane is to check with *Water's Edge* to get more information.

Having no further business, the meeting was adjourned.