

Board of Trustees Minutes 11-22-2005

This meeting of the Board of Trustees was held at the home of Jeri O'Kane on November 22nd at 7:00 p.m. Members present were Patrick Soller, Jeri O'Kane, Heidi McMahon and secretary, Sharon Weller.

Copies of minutes from the last meeting were given to Board members. As such, they were read and amended with the following change: Tornado fountain changed to Crown Gusher as the one having been decided to purchase.

O'Kane reported on additional information she gathered on fountains for the main entrance, as well as the one on Deer Crossing. In that information, she accounted that a 5 horsepower Crown Gusher fountain would cost \$7,381.00 plus freight and tax. That price also includes installation. She also stated that it is not possible to exchange the other fountain, but the head can be changed for approximately \$200.00. She also suggested that once Eubanks, (electrician) had completed the work, the electrical could be hidden.

O'Kane also reported that she had met with Steve and Kelli Smith to go over records that they had requested to see, as well as answer questions they had concerning business the Board of Trustees had previously taken.

McMahon at that time presented her resignation from the Board of Trustees. A vote was taken and both remaining members voted to accept the resignation. Having previous knowledge that McMahon considered resigning, the two remaining Board members asked Weller to replace McMahon since she was already familiar with the business at hand and the remaining term was a short time, as well as the fact that she had previously run for a position. Weller agreed to do so, but also decided to remain Secretary as opposed to moving to Vice-President. Soller was to notify webmaster Bull to note this resignation and change of Board member on the webpage. He was also to have him put out a 'call' for someone to take over the Vice-Presidency.

The discussion went back to the fountains. Although a vote had been taken at a previous meeting to purchase the Crown Gusher, the ordering was put on hold until O'Kane made contact with Dominion for some references and information on fountains in order that it would be sufficient for the Board's purposes.

It was also brought up about the possibility of hiring another attorney to give an opinion on the petition since some homeowners were still unhappy with the situation. It was decided not to do so. However, it was decided to get another attorney for future issues due to the turnaround time we get from Eufinger. Via Soller, it was reported that DRB member Davis had contacted Dominion for a recommendation of an attorney who was very familiar with Homeowner's Associations. Soller was to have Davis make contact with the attorney and if things panned out, the Board would then begin using this attorney.

Soller raised the question of whether or not to put the petition to a vote for the homeowners. Much discussion was held and a vote was taken. Soller and McKane voted to do so and Weller voted against it since the requirement for passage is 100%.

A newsletter and ballot were discussed and as before, the Board did not want to put out a ballot on the restrictions until wording, etc. had been approved by an attorney. However, O'Kane decided she would draft these things in order that it would be able to get to an attorney quicker. It was to include such things as:

- Voting power
- 6' fences
- Vinyl fences (maintenance free)

It was decided to send the newsletter and ballot together. Besides voting information, the newsletter would include other information on simple neighborhood etiquette reminders, the upcoming Board election (March 23rd) and other pertinent information.

O'Kane discussed the letters for liens for unpaid dues. It was decided to give those particular homeowners a 4th notice with the copy of the lien that would be filed should they not pay, but in the future, the copy would be sent with the 3rd notice since that is supposed to be the final notice given. A deadline of December 5th was to be given for returning of fees. She also mentioned that if a previous lien had been filed, it could be released and refilled to show both years. Board members agreed to do this. It was also discussed and decided that O'Kane would check into a safe deposit box to store important documents such as liens.

Weller addressed an email she had received from Keators who wanted it noted in the record that their name should be removed from the petition. When receiving the request, Weller had responded to them that their request had come after the official count had been taken on the signatures, but that she would officially have it noted in the records. Weller also reported that the Activities Committee did not meet, but would hopefully do so to get something ready for spring should they find enough others to warrant interest.

Having no further business, the meeting was adjourned.