

ASSOCIATION - BOARD MINUTES - April 19, 2010

Meeting was opened at 6:00 P.M. by President Richard Chapman

Present were:

President: Richard Chapman

Vice President: Steve Schmidt

Secretary: Dick Hexter

Treasurer: Ruth Hexter

Members: Bob Hayes, Donna Dietz, Keith Lynip, Ron Ewart. Marcia Erickson
(alternate)

Guest: (Don't remember the names and can't find where I put their names)

Richard called for the minutes of the March meeting, Dick passed out copies for those who didn't read them online. Richard had made a correction in spelling in one paragraph. The motion was accepted with the change to minutes as corrected by Keith Lynip second by Dick Hexter.

OLD BUSINESS:

By-laws discussion, Ruth passed out copies, Richard explained that he and Donna had a meeting with the Associations lawyer Dan Cederberg, all the changes that we had made in the By-laws were okay but we do have a major problem with article five, section seven in the covenants concerning Board members.

The Articles of Incorporation and the Covenants both trump the By-laws and they state that we only have a three member Board, which are President, Secretary, and Treasurer. Understanding this could complicate because everything we have done in the passed six years would be invalid. However, Ron said that the articles and covenants state that having a three-member Board does NOT state that there could NOT be more then three members. Keith explained that voting in the past was passed unanimously and the three - member Board was present so everything they did in the past should be legal. Richard reported that Dan Cederberg said he was going to consult with another attorney for a second option concerning these issues.

There was a lot of discussion about how to get 75% of homeowner's signatures to change the covenants. Richard made the motion that until we find out our status is, we can continue to conduct business as usual as long as we have the three Board members present and voting. The motion was seconded by Dick Hexter. Bob moved that the Covenants Committee be expanded to include a cohesive set of documents so the By-laws can be changed to expand the board. Richard seconded the motion.

Richard called on Steve for a progress update on how the covenants committee was proceeding. Steve said that we were trying to bring all sets of covenants to match Phase Four's, which seems to be the best of all.

The question of the parking and storage of junk vehicles and trailers and RV's came up and how do we deal with them.

Richard asked for a treasurer's report, Ruth handed out financial statements and reported that we have a checkbook balance of \$48,672. Ruth said that 49% of the

dues have come in that were billed the end of March and not even a month has gone by. Ruth wanted the okay to buy an upgrade to QuickBooks that would allow her to E-mail financial information to fellow Association members. The upgrade would allow her to do this. Richard made the motion to allow her to go ahead and purchase the software and it was second by Keith; all present were in favor. Dick made a motion to accept the treasurer's report Donna seconded it.

NEW BUSINESS

Presidents report on junk cars and trailers, the city will tag them or mark the tire, if they move them forward or backward it was all for naught. The only recourse is have our attorney mail a letter and attach legal fees if the vehicle is not moved; this has worked other places in the city.

Richard brought up the subject of the Saxony greenway and what can be done about the Diddel's getting it fixed so that it can be mowed and cared for properly. He said they were going to bring in fill and grade it.

Steve made a motion, to adjourn and Dick seconded.

Meeting adjourned at 7:10 PM.

Richard Hexter
Respectfully submitted,