

Unable to obtain access to Fire Station Meeting Room, because the building was empty. Meeting took place in the foyer outside of the front door.

All Board members were present.

Dave Meythaler
Christian Mead
Stan Sinex
Charlene Lind
Jade Miller
Jim Brandley
Rob Marks

Three Homeowners were also present.

Dave Flaming
Costica Gheorghiu
Berlin Vance

Prior meeting minutes were reviewed and accepted.
Two new members to Board, and one returning member were approved for new terms.

New members to Board:

Stan Sinex
Rob Marks

Returning Member:
Charlene Lind

Attending Member Business

Berlin Vance submitted drawings for an L shaped “picket style” fence to be added to the rear of her property. The drawings are to be reviewed by the Architectural Committee for approval. (These were approved later in the Month) Discussion also took place about possible work party clean-up or Common area next to the Vance property @ 10515 34th DR SE.

Dave Flaming and Costica asked the Board to consider taking money as a loan from them for lake treatments. The budget for lake treatments had not been approved due to the remaining costs of the Lewis lawsuit. The Board decided not to consider this offer at this time. However the Board agrees that lake treatment needs to be a priority. Discussion also included our Articles of Incorporation which allow the Board to consider loans. Recent algae growth in the lakes due to the hot summer weather and lack of rain was also discussed along with general concerns about the lakes. No fish stocking this year due to budget and increased health of existing fish.

Treasurer Report

Discussion of dues owing and the CC&R's lack of authority after a Bankruptcy to collect unpaid dues. There is a buffer of approximately \$4,000 and we are holding \$18,000 for possible attorney fees. There is no final attorney bill, from Lewis adverse possession lawsuit. Board agreed that we need to add closed Board meeting results regarding the decision not to make another legal appeal on this issue. Jim is now going to check our PO Box once a week. A motion and approval vote was taken to pre-pay as many of our bills as possible until final settlement payment is made for lawsuit. The Landscaper is being reviewed for poor performance.

Other Business

A nearby resident who is not an HOA resident wants to fish in the lakes. Jim and Rob both agreed that this did not result in an unacceptable negative impact to our common areas and wanted to use this "experienced" fisherman as a collector of information about the fish in the lake. Stan added that this would be allowing a non-paying member to use our resources. Two votes were taken to allow this non-resident to fish, with Stan being the only dissenter, thus the motion was approved.

Board Meeting Agenda:

Discussion regarding how an agenda would be established and how meetings would be conducted included prioritizing the meeting agenda by old business and new business. Also Rob and Stan suggested that the Board should be operating the meetings under Roberts Rules. The agenda format was approved but the other Board members did not want to operate via Roberts Rules.

Landscaping:

Change maintenance to fewer mowing's starting in June through summer and cut grass higher. Pruning and Maintaining trees need to be addressed. Try to save money for capital improvements.

Neighborhood issues:

Continued concerns about poorly maintained properties and excessive parked cars on our streets. County Sheriff and County Code enforcement to be pursued by Jim & Charlene. Stan to write letter to a property owner of a poorly maintained home and lot, asking them to improve their property.

Events

Garage Sale - 5/14/2016

Clean-up Party - 5/21/2016

Possible Projects include:

Clean up of trails, Pressure wash islands and tennis courts, Blackberries along 35th by Tennis Courts, complete the cap stones installation, Rob to buy new sprinklers controls for \$150.00 and install them.

Tree Policy

Tree policy: Jade suggested we adopt the proposed tree policies which had been posted on the website in Feb for homeowner review and comments, and make changes if/when any problems develop. Stan expressed his concerns with the proposed policies, and a spirited discussion followed. The Board asked Rob to review the policies before the next meeting since he has not been involved in the discussions which shaped them, and then he can have an opportunity to provide constructive feedback before anything is adopted. All other members were encouraged to markup the document for further discussion and hopefully a vote next meeting.

Tree Policy - addendum

Discussion continued on how to maintain common area trees that are damaging adjacent member lots. Some Board members want to protect trees regardless of damage to adjacent member lots, unless the trees are deemed to be an “imminent danger” to the member as defined by an Arborist.

A compromise of pruning and/or remove & replace trees to be paid for by adjacent property owner was discussed. Also discussed was whether or not the Association should be budgeting for the maintenance of all trees, just like it does for all other forms of common area vegetation and the trees surrounding the play areas, street islands and lakes.

Jade felt that trimming and or removing/replacing damaging trees for a member is not an HOA obligation according to the CC&R's. However the Board could decide to take any tree maintenance action without regard to adjacent member input.

Stan and other members are negatively impacted by adjacent trees that were planted by the HOA. and Stan has had a prior a Board top the trees adjacent to his lot. Stan feels that the purpose of the Association defined in the CC&Rs is to protect member lots first, and common area plants/trees second, especially when damaging trees/vegetation are planted by the HOA.

Stan will add more thoughts and address the CC&R's requirements. Rob will do more research from prior discussions

Motion to adjourn approved.