

October 8th, 2020 Board of Directors Minutes

Location: 2436 Eagleview Circle

Time: 5:30 - 6:45 pm

Board Attendees: Vann Hilty, Mike Noonan, Greg Rapp, David Weinberg,

Others: None

Items **Discussed** – no votes taken

- Perimeter fence ownership per the attorney review was that the fence is not owned by the HOA and therefore any future access requires written approval by each owner.
- Existing fence reserves, per the attorney, should be used to replace, not repair the existing fence and that the HOA does not have any right to continue to collect such dues.
- When and how to notify members regarding the status of the perimeter fence; i.e., that the HOA does not own it and will not continue to collect dues for future replacement or repairs.
- Maintenance activities for the current year
- Bank balances – verified independently, monthly and appeared reasonable.
- Newsletter – not to continue with outside real estate marketing letters, but to begin sending emails to all members.
- Annual Meeting – must take into account the covid-19 condition and could be held virtually or by mail/ email. To be further determined.

Items **voted** upon:

- Fence replacement, using funds on hand, as recommended by outside counsel, was agreed to after new bids are obtained. Also, that these actions by the board should have additional attorney clarification, regarding choices the board could take in using or returning reserve funds for up to an additional \$750 of legal fees was agreed to.
- Records digitization: an expenditure of no more than \$300 was agreed to, to determine if such a project would make all records more easily and accurately available to current and future boards.
- Insurance coverage regarding officers and director liability: To secure such mandated coverage after an opinion regarding the adequacy of our current coverage from our outside attorney.

There was no discussion regarding the next board meeting.

