

Minutes of Board Meeting, December 14th, 2013

Meeting called to order at 9:07 AM.

Roll call: All Board Members present.

Open Owner Forum: No property owners were present during the meeting.

Minutes: November meeting minutes were read by all Board members. A motion to accept the minutes was made by Steve Journey and seconded by Steve Hart. The motion was carried by a unanimous YEA vote.

Treasurer's Report: Steve Journey read and explained the Profit and Loss statement, The Reconciliation Detail and the Customer Balance Summary (late payers). Paul Adams made a motion to accept the Treasurer's report and was seconded by Danny Hoff. The motion was carried with a unanimous YEA vote.

Old Business: Dale Jonson reported that all vaults due for 2013 are complete. 2 vaults were completed by Campbell Custom Services and the property owners will be charged accordingly.

Dale also reported the pressure valve for tap 511 was out of adjustment. After adjustment the tap meter began to register flow. He will continue to monitor the tap and we can check the next water bill.

Final plans for the Annual Meeting were discussed; everything needed is on track for completion.

New Business: Danny Hoff reported that a party from Lot 257 ran into the corner pole at the patio. The outdoor lights, cable and pole were damaged. It was uncertain if the pole was usable or would require replacement. All Board members went out to the pole and attempted unsuccessfully to straighten the pole. Inspection of the lights found the LED's were torn out. The cable for holding the lights between the poles can be spliced. An estimate of 475.00 will be given to the lot owner for payment.

Lots 104, 105 and 106 submitted a survey and plan for fencing around the property. The Board approved the owner's architectural permit and will instruct the owner to continue with the process with Morgan County.

Campbell Custom Services presented a new contract for dump station maintenance from March 2014 through March 2019. A motion to accept the contract was made by Ronda Slogar and seconded by Danny Hoff. The motion was carried by a unanimous YEA vote.

Paul Adams presented 2 quotes for new sound system equipment for the clubhouse. Both estimates were reviewed by the Board. A decision was made to research other possibilities to try and save some money on the equipment.

There have been some complaints about Lots 80 and 81 driving on the green belt. Steve Hart will talk to the owners.

Review of a Retainer Agreement with Hindman / Sanchez P.C. was reviewed. The Board decided that we do not need a monthly expense for legal services; however we will continue to use Hindman / Sanchez P.C. as needed.

A motion to adjourn was made by Steve Journey and seconded by Steve Hart. The motion was carried with a unanimous YEA vote.

Meeting adjourned at 10:40 AM