

Minutes of the CRHOA Board Meeting, April 27, 2011

The meeting was called to order by Bill Schulte, President. A proof of notice was established and a quorum was determined. Board Members present were Harry Lindgren, Barb Munoz, Dave Stowell and Jim Wheeler.

Approval of March 23, 2011 Minutes: A motion to approve the minutes was made by Jim and seconded by Barb. Motion was carried 5-0.

Approval of April 7, 2011 Workshop Minutes: A motion to approve the minutes was made by Jim and seconded Dave. Motion was carried 5-0.

Audience participation: None

Payment of Bills: Disbursements of \$28,000 were presented. Included in this amount was \$3700 transferred to the reserve account, \$2500 for attorney fees, \$1100 to replace the DVR on the security camera and \$3200 for the Accountant review of the financials. A motion to approve the disbursements was made by Harry and seconded by Jim. Motion was carried 5-0.

Committee Reports:

CERT-Marsha Smith: The team consists of 8 members that completed the course and have been officially certified. The next several months will be spent setting priorities. Included in this will be locating trained medical resources within the community, and reaching out to the community for different supplies and resources to have on hand. Marsha will compile a comprehensive list of items needed and Jim will forward it to the block captains to go out to the residents.

Covenants and Restrictions-Phyllis Mills: The revised covenant and document package, which was reviewed by the board, has been sent to council for review. Also being reviewed by council are some questions regarding policy & procedures.

Communications-Don Weigand/Jerry Dinkins: No committee meeting was conducted in the last month. However two meetings with Jerry Dinkins were held to facilitate the transition of the chair position. Documentation of all duties and responsibilities of the committee were provided to Jerry. Work will begin for the production of the 2011 Community Directory. The importance of the Family Data Sheet was stressed for the accuracy of the directory.

Finance-Harry Lindgren: Harry reported outstanding Accounts Receivables of \$35,000. The reserve account has a balance of \$545,809 as of March 31, 2011. A complete package of financial records has been sent to the Accountant. In the future they will conduct a review in lieu of an audit. A copy of the packet was provided to each of the board members. It was asked that the Secretary post a notice that the review will be available to any resident upon request to Harry. An invoice from Banks Engineering for the West Entrance was released for payment after receiving the back-up information and contract. A partial payment of the \$16,500 invoice will be made. This total amount will be disbursed as an operating expense; however any future expenses for the West Entrance will be disbursed from the reserve account. Reimbursement for mileage to volunteers and committee members was brought up. Discussion ensued and a motion was made by Jim, that the finance committee create and author a policy for mileage reimbursement for volunteers and other members of the community. This policy will be

presented next month to the board for approval. The motion was seconded by Barb. Motion was carried 5-0. Payment was approved for a currently submitted statement of expenses from a volunteer. Issues of the attorney being the registered agent were discussed. This is in direct relationship to frequent inquiries and responses regarding foreclosure properties in the community. It was recommended that this registered agent be changed and remain within the board of directors. A particular case was cited and the matter will be looked into further. Permission was requested to file a summary judgment through Small Claims Court, against the owner of lot A135, for the collection of \$1,471. David made a motion to grant permission, Harry seconded. Motion carried 5-0.

West Entrance Project & Strategic Planning Don Weigand: The survey crew will be on site tomorrow to gather information needed to advance the design. A conceptual design will be available late next week. Don will approve all invoices submitted for this project before any payments are made.

ARB-Gary Hanson/Section C Setbacks Lionel Wilson: 9 requests were submitted since the last meeting and all have been approved. A large addition on Lady Anne is in the works, as well as 2 new future homes. Lionel Wilson brought up the issue of the lots in Section C. In light of the fact that the road was narrowed by 20 feet and 10' added to the lots on each side of the road, he is suggesting that the set-back for new homes on these lots be changed from 25 feet to 35 feet. Failure to do so would create a narrow, tunnel look to Section C of our community and would not keep it consistent with the overall look of the community. After all the significant points were made for this suggestion, the board asked Lionel to prepare a document for the board's review and consideration, listing the reasons and benefits. Any further action will be decided after this time.

Security-Jim Wheeler: An email was sent out to the block captains requesting them to double check with their residents to update the Family Data Sheets before the community directory is published. All updates will be forwarded to Barbara Toth for the master data base. Research is being done for a new access system to be placed at the West Entrance as well as the Main entrance, when Pine Island Rd. widening causes revision of the main entrance location.

Landscaping-Carol Dulik: The cull de sacs that were being re-done are nearing completion. The recent landscaping survey has been reviewed and the ideas presented will be incorporated into the future plans for landscaping. The main consensus was that tropical plantings were desired and the main areas of concern were the perimeter areas. A landscape plan is being drawn, enabling the committee to project their 5 year plan for improvements and landscaping

Roads/Drainage/Lighting-Doug Flenniken: No report available.

Other Discussion Topics: None

Adjournment: A motion to adjourn the meeting was made by Jim and seconded by Barb. The meeting was officially adjourned at 8:49 pm.

Respectfully Submitted
Marie Hughes
Administrative Assistant