

January 10, 2012
Workshop Minutes

The meeting was called to order at 1:00

Members Present were Bill Schulte, Jerry Dinkins, Harry Lindgren, Elaine Mitchell, Barbara Munoz, Dave Stowell and Jim Wheeler.

Issues Discussed:

1. **Policy/Procedure regarding Notices of Bankruptcy and Foreclosure** - Legal Council advised Bill that we must respond to "Foreclosure and Bankruptcy Notices" in order to participate in the court proceedings and not be "defaulted" and lose the right to be notified of all subsequent court actions. Without being kept in the loop, we are not able to take steps necessary to protect the HOA's best interest. Additionally, we cannot force the sale of a property if we are default in responding. It was decided that Bill would check with council to see if we could include and recover legal fees added to liens on foreclosed and bankrupt properties. Two individual drafts of a policy & procedure for handling bankrupt and foreclosed property were distributed to the board members. They will be reviewed and follow up will be sometime in February, before the annual meeting.
2. **Committees, Chairpersons, Term limits** - It was noted that the current HOA committees are advisory committees, and that having Board members heading or serving on committees creates a conflict of interest. Board members that have been assigned as liaisons are not committee members. Thoughts of term limits for chairpersons were discussed. Barbara will distribute information regarding term limits to the board. This will be looked at again at the next workshop.
3. **Enforcement of covenants and restrictions** - It was established that the covenants committee would decide which properties are non-compliant and Marie, the Administrative Assistant would handle the notification of the property owner, as outlined in the committee's policy & procedures.
4. **Robert T. Maher, Attorney, termination of practice** – The finance committee has spoken with Mr. Maher and he will submit recommendations of attorneys to replace him. The Board will evaluate the options.
5. **Annual HOA Meeting date finalization** – February 23, 2012 (4th Thursday of the month) will be the annual meeting at the Christ Lutheran Church at 6:30pm. Presentation guidelines will be sent to the committee chairs by Jim Wheeler and Jerry Dinkins. The deadline for presentation information will be February 9th.
6. **Bank Account** – Harry discussed the fact that the total accounts are over the bank insured amounts and recommend transferring funds to an additional bank. Jerry made a motion to accept Harry's recommendation to transfer monies over the \$250,000 insured amount to another bank to protect the money from any risk of loss. The motion was seconded by Jim. Motion passed 7-0

A motion to adjourn the meeting was made by Jerry and seconded by Barbara, The meeting was adjourned at 2:30pm.

Respectfully Submitted
Marie Hughes