

## **Minutes of the CRHOA Board Meeting, June 22, 2011**

The meeting was called to order by Jim Wheeler, Vice President at 7:00. A proof of notice was established and a quorum was determined. Board Members present were Jerry Dinkin, Harry Lindgren, Elaine Mitchell and Barbara Munoz.

**Approval of the May 25, 2011 Minutes** – A motion was made by Harry and seconded by Elaine to approve the minutes. The motion was carried 5-0.

**Approval of June 9, 2011 workshop minutes**- none available

**Audience Participation** – Barry Burke & Pauline Wilkenson mentioned that they were not getting the minutes. They were directed to website. Minutes can be found there at any time.

Barry Burke brought up the fact that the lots in section C needed mowing. Elaine will follow up with Bill when he returns. They will send a letter to the new owners and make arrangement for lot mowing.

**Payment of Bills** – Harry reported disbursements of 18,307.62. The standard monthly bills were submitted along with the following bills: legal fees for collection – \$1339.00 (follow up on liens submitted to lee county plus going to small claims court), \$1300.00 for permitting for the second entrance, lot mowing – \$1,000, monitors for security & Banks Eng. - \$1375.0

A motion was made by Jim and seconded Jerry to accept the bills to be paid. The motion was carried 5-0.

### **Committee Reports:**

**CERT (Community Emergency Response Team) – Marsha Smith:** The committee conducted its first meeting, at which time they developed by-law and procedures to pass on to future members. A request for supplies & manpower was sent out to the community and has brought responses already. A golf tournament is being organized for July 16 by Jerry Dinkins to raise money for radios that are compatible with the fire department equipment.

**Covenants & Restrictions – Phyllis Mills:** Not available. Harry made comment on the clean-up of the Engle property. It has made a big improvement and thanks were given to Phyllis. Action on the empty lot next to the Engle home was discussed. It was decided that Elaine will send the owner pictures to point out how extreme the situation is.

**Communication – Don Weigand: - Jerry Dinkins** Information about CERT will be added to the website. The community directories are presently at the printers. \$2050 worth of ads were sold for the directory. The cost of the printing is \$450.00.

**Finance – Harry Lindgen:** Harry reviewed the financial statements and there are no corrections. There is a net amount of \$36,000 in receivables. Barbara Toth has given a notice of resignation. The Board accepted it at the last workshop. Harry has a job description he would like to send to the block captains to distribute to the community for a replacement. Harry checked with the CPA and their charge to do the job would be an estimated \$600 per month. The hope is to find someone who is familiar with HOA bookkeeping. Barbara will continue to keep the records until a replacement is found. Policies were drawn up for the reimbursement of travel, entertainment & meals. This policy was presented to the board for review, at the last board meeting. A motion was made by Jim to approve the policy, with the recommended revisions, for policy #401, 402 and #403. The motion was seconded by Barb. Motion was carried 5-0. It was suggested that all new policies & procedures be compiled into a book for easy reference.

**West Entrance Project & Strategic Planning – Don Weigand:** - The check has been issued to start the permitting process. New drawings have been received. New gate system is being checked into by the security committee.

**ARB/Set Backs – Gary Hansen:** The committee has requested that the board send a letter to the regarding the intentions to change the set-back for lots in section C. The letter should explain the changes and reasons for the changes, as well as notice when board will vote on this issue, to give the community an opportunity to make comments. Jim made a motion to send such letter, Harry seconded the motion. Marie will post the letter on the web site when it is completed. 2 request were submitted to the ARB board this month and both were approved. Aubachan will start next week on a new construction. The paperwork for authorization of the use of two empty lots for staging purposes, have been submitted.

**Security – Jim Wheeler:** A letter was recently sent to community regarding a home invasion. The perpetrator has been caught. Video cameras and an alert neighbor helped with this apprehension. A second incident involving soliciting to pressure wash roofs, was reported to the community as well.

**Landscaping – Carol Dulik:** The pump on Princess Grace Ct. needed to be repaired. The west side pump is now working. Cull de sac follow up – The committee is looking for a landscape architectural to make recommendations. They are checking with CLA to see if their architecture could be of service. No decision has been made on swapping trees with Dean.

**Road & Drainage/Lighting – Doug Flenniken:** Nothing to report other than, they are working with the engineer on new entrance.

**Community Activities – Jacquie Flenniken:** No report available

**Pine Island Road Expansion Status:** No report.

**Additional Business from the Floor:** Mike Tetlow questioned why we are spending lots of money on attorney fees for collections and responding to foreclosure letters. He feels the attorney is not keeping us in the loop and that the attorney's response has no bearing on the outcome. Information regarding the foreclosure is published on the Lee county website and Mike has always found needed information there to follow the procedures to insure payment for past due homeowner fees. Mike asked the board to stop sending foreclosure letters to the attorney. He further stated that the Registered Agent should be changed to the proper person. It was mentioned by the board that this issue was brought up at the workshop and voted on. The board voted to keep the Registered Agent as is. All questions regarding this will be forwarded to Bill Schulte.

A motion to adjourn the meeting was made by Barb and seconded by Jerry. The meeting was officially adjourned at 7:50 p.m.

Respectfully submitted,  
Marie Hughes