

Board Meeting February 23, 2008 Held at the Grand Center 1:30pm

Maria Brox, Kendra Cook Perkins, Marc Thomas present (Mike notified, unable to attend). Maria called the meeting to order. First order of business is to approve the previous official board meeting minutes from October 17, 2008. They had been emailed to all four members. Marc motioned to approve, all members approve.

Regarding the issue of the Baggett's being over \$1000 delinquent, the follow up that the certified letter was not picked up and was returned to the HOA. The unaccepted letter was given to Marc with a copy of the board approved letter inside and Marc said he would go with one other board member to their home one more time. If there is no response, then the board will proceed with the process to attempt to collect the debt for the association. Suggested that Marc go with one other board to have a witness.

Proposals presented and reviewed from Ralph and Sons, Jim Davis, Larson CPA, and the Pest Control were submitted and compared to the 2008 budget and accepted by the board within the listed budget. The revised CPA agreement that was verbally approved by the board members during a workgroup meeting, and was submitted to Larson & Company for \$395/month, so that the book keeping will be managed by that company with the books being turned over as soon as possible. All contract proposals agreed upon.

Clarification on the 2008 budget that at the annual member meeting, the consideration of whether to have any reserve study, to have a home owner proposed study, or hire a professional for a study, is to be determined by the home owners. The suggested amount of \$2500 was from Mike Stringham as a ball park figure to be included in the budget if the home owners vote to have it included. Marc disagreed but on a vote of 2 to 1, it was voted that the reserve study was subject to the votes of the membership on the ballot at the annual meeting.

It was proposed by Kendra Cook Perkins to appoint Connie Baty to the board position that holds one more year to allow for a vote to the general membership of just 2 open positions by whatever write ins, but then at the last minute disclosed by Marc that Christine Ensworth requested that one year position vs. either of the 3 year terms. Marc had not provided access to the applications to the board prior to this meeting nor prior to the Feb. 18th deadline to learn of this new information. After further discussion, the board determined that this issue would simply go to full membership vote for all 3 positions without distinction, and as precedence, the candidate with the third lowest number of votes would be assigned the one year term.

In preparation for the Annual Membership meeting, Kendra brought up that today she had discovered by a fellow member that a series of non HOA Proxies mailed to the membership by Christine Ensworth were extremely misleading according to feedback from owner members. As proper procedures should be followed, the balloting committee of Craig Hibberd and Su Noah, who agree that this was improper, was going to be instructed to disallow unofficial proxy votes, Kendra motioned and Maria seconded, it was voted 2 to 1 that the proxies in questions will not be provided a ballot. Marc brought up that the bylaws do not indicate specific verbiage that the nature of the ballot is not prohibited but did not have that reference in hand, but that it is a moral issue to be addressed in the future, not legal. Abruptly the meeting was adjourned at 1:55pm.

NOTE: After reconsideration of the overall flow of the board and membership meeting, the 3 board members determined they were not able to disallow non official proxies no matter how misleading their issuance was given and the vote was rescinded but it would be brought up at the membership meeting to make people aware.

Respectively Submitted

Approved X Un-Approved _____ Approved with changes _____