

Board Meeting Minutes for August 3, 2013

Meeting held at 14 Elnor Rd, Board members attending: Todd Wise, Lorenda Ward, Ed Fitzgerald, John Blair, Greg Phipps, Sheryl Douglas, Naomi Smith and Stephanie Brown. Meeting started 8:39am

Treasurer's report: Todd presented the June/July financial report supplied to him by Danny Savage. He informed us that there are 5 unpaid lot dues to date (2 have been sent to the attorney for collection and came from the 2011 dues) The board had some concerns with the rising legal costs and asked Todd will clarify with Danny which attorney's fees if any were being charged to CNA and what charges delinquent lot owners were responsible for e.g. attorney fees, late fees, collection costs etc. Also is the money we pay out now substantially and/or completely reimbursed?

Old Business:

Covenants: The previous board decision to amend the covenants was placed on hold. Concerns were made that by amending the covenants (if voted that way) the declarant (LALC) can override board's decision and rather than go through the necessary steps to amend the board decided asked Greg to contact Mr. Whitlock about the board's concerns on removing items 3 through 10. The information Greg's obtains will be discussed at the next board meeting.

New Business:

Annual Budget: Board reviewed financial report categories under General Funds and determined to rename some categories and create new ones to have more detailed description:

- Annual Mrg & Clean Up change to Annual Clean Up (for Food & Drinks etc.)
- Common Area Asset Maintenance change to Common Area Maintenance (for mulch, gravel, etc)
- Legal for Tax/CPA and for Misc Fees (stays as is for the annual financial report only – the monthly report supplied to the board will have each category listed separately with a budget amount for each. Misc. will be deleted because it was a budget item for to the reserve study fee and is no longer needed)
- Repairs change to Dock Repairs and add \$1000.00 as the budgeted amount
- Under Capital Asset Fund (add Reserve Study)
- Capital Improvement & Repair change to Capital Improvement & Replacement
- Seawall Repair change to Beach Wall Repair

Common Area Committee: John submitted a report on items purchased and the money spent to date for the common areas which total 464.59. The new items purchased are ring buoys, fire extinguishers, one reflector light, crushed stone, and 2 picnic tables both placed in common area one. Repair items were to the bulletin board, graded launch area, removal of damaged picnic table and tree. In addition one commercial grade solar light was purchased for testing. (Approx. cost 370.00 - receipt not in yet. The lights are for safety and compliance with insurance requirements) Greg gave an update on the inspection of common areas and work that has been completed. It was suggested the dock edge be surrounded by fire hose, Ed volunteered to stain the picnic tables, Greg and John will work on drafting a template document to go out to homeowners listing violations. The board will post on the CNA website as well as mail out to members their financial responsibility regarding finger piers. Greg will prepare a plan/estimate for next the meeting on cost of repairing rotting pier posts and capping all posts. Thanks goes out to the common area committee for volunteering their time and labor.

Parking Passes: on hold until next meeting

Placement of ID sign on dock: on hold until next meeting

Golf Carts: A member requested 2 motions be presented at the board meeting **1-** reimburse specific lot owners for costs they incurred for signage related to golf carts used in the community. **2-** He requested the board take on future control of the signage and other needs instead of leaving it with the community member who currently maintains

signage in case they relocate. The board discussed the By-Laws and whether or not it gives authority to the board to take on such responsibility. Many board members felt the By-Laws only gave authority for the common areas and therefore the board does not have authority to get involved in golf carts used on the community streets. It was suggested that the community form a separate committee outside the board take this on.

By advice from counsel a motion was presented to reaffirm and ratify the previous board decision made in May of 2013 in response to a formal complaint filed with the board to remove all non-board member names from the 2012 Annual meeting minutes. The board voted in favor of the motion as presented.

Meeting adjourned 10:37