

Board Meeting Minutes 9-7-2013...meeting started 8:34am

Members in attendance: Stephanie Brown, John Blair, Lorenda Ward, Naomi Smith, Ed Fitzgerald, Sheryl Douglas, Greg Phipps, Todd Wise

Opened with motion by member to reaffirm Eddie Owens as official member, 8 in favor, 1 opposed
A 2nd motion was presented to reaffirm names/positions of all board members. Members were handed a list of all present board members and their positions. Once read a vote was taken to reaffirm the list. (Stephanie Brown-President, John Blair- VP, Naomi Smith-Secretary, Danny Savage non-member as Treasurer, Todd Wise, Ed FitzGerald, Sheryl Douglas, Lorenda Ward, Eddie Owen and Greg Phipps all hold at large positions) 8 in favor, 1 opposed

Treasurer's report: Todd reported to date there are 4 unpaid lots for the years 2012/2013, Attorney fees unpaid about \$1400.00 (cost associated with collections). Other details were deferred to next meeting to discuss in executive session re: attorney fees, current status with attorney and current retainer agreement. It was discussed that next board meeting be held at 8am then closed for executive session, once concluded will reconvene to all members.

Board members questions with financial report:

2014 budget reflects increase \$50.00 per month lot dues for reserve study (Sheryl will email board why she thinks reserve study is wrong due to fencing issues)

2013 ROY discretionary budget shows \$15,213 as "expense" should be "income", Danny to change

2013 insurance amount \$1120 seems too low; Todd will verify and find out how much umbrella policy will cost.

"Misc. fees" needs to change to "Reserve Study fee" for future clarification. The board will ask Danny to make this change. Annual clean up food & drinks \$718 too much, \$500 needs to be put in Common area maintenance- Danny to change

Q. Checking and savings amounts show balance as of Aug. 30, 2013 (\$54,527.68.) How is that amount distributed within budget? Todd to get breakdown from Danny.

Common Area Committee report: list of assigned duties for cleanup day divided into 4 groups, the board wants this to go out in mailing also Greg will add to list supplies needed on that day (shovels, hammers, etc) Also discussed 3 options for capping rotted pilings (about 240 pilings some square tops, some round and vary in size) option 3 about \$2000 free labor (composite top, nailed, sealant for rust prevention) motion put forth to select 3rd solution to be done in part -square tops now about \$625.00 and do the rest next year-- 8 in favor , 1 opposed
When work is complete (light in common area1) the committee will take pictures of fire extinguishers, life ring and lights then forward them to Todd who will forward to insurance company.

Old Business:

Financial Statement: Danny could not identify line item "Legal Works LACA" that was questioned at the last meeting. He could not find it in his prior financial reports.

Discussion on how to budget the remaining discretionary funds (4637.00) for rest of year: dock fund \$1,000, common area fund (land not dock repairs) \$350, legal \$1,000, treasurer's fee \$500 now, \$500 November total \$1,000, insurance \$500. Dis. Funds available: 4637.00 - Total allocated: \$3850. - Balance: \$787.00 dis. funds.

Board member questioned figures being different on financial reports and it was suggested that a revision or control date or number be assigned to future financial reports to make it easier for board to check and verify everyone has same report in hand. Danny to work on this change.

Questions for Mr. Whitlock: Discussion on deed language; basically it means in order to add programs such as golf carts, neighborhood watch; it would take a majority vote by community members according to by-laws. Changing restrictions and covenants takes a 2/3 vote of the members affected. (Mr. Whitlock has 1 vote)

Mr. Whitlock would only consider removing #10 out of the 18 covenants. This was to protect interest of community and himself. Mr. Whitlock was also asked if the board could put liens on dock finger piers due to outstanding \$\$ due for repairs that CNA might have to take charge of and he agreed it was the boards responsibility not LALC.

New Business:

Parking Passes: Discussion on parking passes relating to by-laws which state any motor vehicle or trailer coming on to the property must have guest pass displayed. Some suggestions noted: for making a template for anyone to fill out. Or one set to be used each year to save money and then give new combo to all. It was agreed to keep guest parking pass procedure as is but remove line entry "7 days in advance notice."

Placement of ID sign: John will get the details and cost. It was suggested we post coordinates near fire extinguishers and buoys at each common area. Also at the end of one dock in each common area.

Fall clean up and mailing: Fall mail -out by 9-20-2013, Ed will make copies. Stephanie will ask Danny for a list to give Todd so he can make the labels. Sheryl will stuff and deliver to post office. Ed will post sign out front of neighborhood.

Clean up for 10-12-2013 (rain date 10-19) Stephanie and Naomi will work on food and drinks. Motion to put forth to continue to supply food and products as we have in past 8 favor, 1 opposed Naomi to post on web with clean up that anyone wanting to bring food items is appreciated.

Clean up Committee: Plan oversee and execute fall, spring clean ups and annual meeting, It was agreed to change the name of this committee to Event Committee. Stephanie will ask Eddie if he would like to be board's liaison and oversee this committee. Lorenda will work with Eddie

Mail Committee: There are usually 2-3 mailings a year and after the board puts together the final letter with all attachments it would then be forwarded to the mail committee to make all copies, prepare envelopes and stuff, stamp, and deliver to post office. Stephanie will be liaison for the board.

Three Questions/Statements from one community member present:

He felt the by- laws state a member has the right to participate in monthly board meetings. The article he referred to was number III, Meetings of Members. It was pointed out to him that this section pertains to annual meetings only and not monthly board meetings.

He feels that paying for a non secure document on the website is not in budget. The cost was \$59.00 for 6 months. He went on to say at annual meeting it was stated to send an email for reserve study. The board's response to this was that it found the most cost effective way to make the study available to all was to post on web via a password protection so any member in good standing would have access. It was pointed out to him that the annual meeting minutes stated to send an email to request a copy and did not say how or when the board would provide it.

He feels the objective of the by-laws is for the common areas only. He stated it pertains to the maintenance, repair, and replacement of recreational facilities. It was pointed out to him that the board has responsibility to oversee all matters pertaining to CNA in accordance with by-laws, covenants and all applicable rules and regulations.

Todd suggested next meeting he and Sheryl will get together a list of concerns with regard to the by-laws to get further clarification if needed and put on agenda for a future board meeting.

Meeting adjourned 10:55am