

Board meeting Minutes- 2/16/13

Board meeting convened at approximately 8:50am on 2/16/13. Board members present: Ed FitzGerald, Todd Wise, Danny Savage, Naomi Smith and Stephanie Brown (Absent: Lorenda Ward and Carl Moellering)

Motion Presented: On Naomi Smith temporarily joining the board as secretary confirmed by unanimous vote.

Treasurer' report: Danny Savage gave the board an up to date financial report and quick overview. He gave an update on current liens.

Old Business:

1. Reserve Study:

- Danny described what was meant by the "miscellaneous" category in the study and at his suggestion the board agreed to leave this line item in the report.
- Doug Whitlock gave an overview of the boat slips to include supplying a copy of both the deed to the common area and the lease agreement to the slips. He stated the deed clearly places the responsibility for the maintenance, upkeep and repair of the boat slips (finger piers) on the person who leases the slip. Off the main dock on each side there is a small plank area between the boat slips and this lath is the responsibility of CNA. It measures approximately 9 ½" by 32" there are 10 on each dock (70) and is considered to be a part of the main dock.

Mr. Whitlock defines the boat slip finger walkway area as shared space between the two people who lease the slip. Therefore each owes 50% toward repair, maintenance, upkeep and/or possible replacement if that should become necessary. Mr. Whitlock answered all board and community member questions. Mr. Whitlock explained that in the event two people with a shared finger pier do not agree on repair and/or replacement then the board may: 1. Give both parties notice to repair or replace depending upon the apparent needs. 2. If one or both parties failed to comply then the board could use CNA funds to do the necessary work and bill the person who leases the slip. If one or both failed to pay then a lien could be placed on their property.

2. **Umbrella policy on common areas:** The board authorized Todd Wise to contact the agent for Nationwide and ask them to implement the umbrella policy.
3. **Parking passes:** The board agreed to issue 20 parking passes for a fishing event to be held on 3/6/13.

The board agreed to come up with a policy for community members to obtain parking passes from the board when they have an event that requires a need for more than the 2 passes each community member is given. The policy will be drafted and presented at a future board meeting.

New Business:

1. **Open Board positions:** The board has decided not to fill any of the remaining open board positions at this time. They will continue with the 7 remaining members until June.
2. **Consider amending covenants:** The board agreed to form two committees to work on proposals for:
 - One committee will draft proposed amendments to the existing covenants applicable to section 2 community members. They will consider possible elimination of numbers 3, 4,5,6,7,8,10, 11 (in whole or part) 14? The goal is to produce covenants that will align all sections 1, 2 and 3. The covenants committee will consist of Stephanie Brown and Ed FitzGerald to work on changes, bring to board for approval then organize format for community members in section 2 and 3 to vote via mail and/or annual meeting.

- The board decided form a second committee headed by Danny Savage and Todd Wise who would review past board decisions to note those that affect the By-Laws. Any noted may need to be placed officially in the By-Laws in order to be enforceable. Suggested review of Board meeting minutes from August, 2010 until present February 2013.

Dock repairs: The board agreed they would do a walkthrough of the docks to determine what immediate repairs may be needed. If any are found they will be marked and then at the following board meeting there will be a discussion on how to proceed.

Meeting adjourned at approximately 10:15am