

## Board Meeting Minutes 4/6/2013

Board Meeting convened at 8:31am on 4/6/2013. Board members present: Ed Fitzgerald, Todd Wise, Danny Savage, Naomi Smith, Stephanie Brown and Lorenda Ward (absent Carl Moellering)

**Treasurers' report:** Danny Savage gave the board an updated financial report he currently has received 78 paid dues from lot/homeowners. Board agreed to continue donation to Firework Fund in the amount of \$200.00. Motion set forth and approved to finalize reserve study. Board agreed to have hard copies of the study available for Annual meeting on June 1st for lot owners who attend. Danny agreed to do an overview and explain why dues will have to increase by 50.00 in 2014.

### **Old Business:**

**Reserve Study:** Due to plagiarizing concerns the Board agreed to post only a summary of reserve study on the CNA website. Ed agreed to go to Kinko's to make copies of all documents going out in the May mailing and will also copy the reserve study so that copies are available for the June annual meeting.

**Umbrella Policy:** Board discussed the costs associated with implementing life rings, fire extinguishers, lighting, etc(an ongoing expense) and felt they needed further clarification on the quantity of life rings and fire extinguishers (does the insurance company mean per dock or per common area). The board's conclusion was that more clarification is needed from the insurance company on their recommendations. Todd agreed ask the insurance representative. Pete stated when he met with Nationwide in 2011 concerning the umbrella policy all they requested were "no diving" signs posted in which he stated 15 were put in.

**Contractors Insurance Requirements:** The board agreed the proposed draft on contractors requirements attached to the agenda may be used when larger jobs such as repairing piers or building pavilions are required. However for mowing common areas and porta potties we would only request a certificate of insurance as well as proof of workman's comp.

**Parking Pass Policy:** The board agreed the proposed policy shouldn't include a specific number of guest passes and that the board may issue guest passes on first-come-first serve basis. Ed will work on finalizing the policy which will be included in the May mailing. Stephanie will have blank passes available for guests when requested/needed by lot owners.

**CNA Directory:** Board discussed the proposed information sheet and concluded the only change to be made was if there is no response from a lot owner then only lot # will appear in the directory. The form will be included in May mailing.

**HOA Invoice letter:** 78 paid dues received to date. No liens have been filed on the outstanding dues from last year but Danny will do so if not paid. Some mail/invoices were returned and Danny obtained new addresses and resent. Only 1 board application has been received to date.

## **New business:**

**Spring Clean up:** Ed will change combo on the gate lock on May 18. Naomi and Stephanie will order and pick up food. Danny will pick up drinks. Ed and Danny will walk through Common Area 2 and if mulch is needed they will have it there on clean up day.

**Parking Passes:** Sample parking pass was presented and approved. Stephanie will use lot #'s on new parking passes. These will be included in the May mailing.

**Annual Mailing and Annual Meeting Planning:** Board discussed mailing ballots with return envelopes and agreed that if any other correspondence is included in the ballot envelope than the vote will not count. (per By-Laws) Ed will pick the numbers for combination change to occur on May 18<sup>th</sup>.

**Approval Needed for new web host:** Board put forth motion to have Weebly.com be the new web host. The board approved 150.00 for a professional to move the CNA website currently with IPower.com to the new host Weebly.com which is a free host site. This new host will take less time and is more user friendly. Naomi will get the training needed to manage/maintain the site and then train someone to be back up. It was noted that this decision will also make an easier transition for new board members in the future who may not be familiar with web management.

**Questions from members:** Felicia asked about reserve study and wanted to know if owners were responsible for repairs to the board planks or the pilings or both on the finger piers. The board was not clear on the answer, however Danny will check into.

Felicia wanted to know where the meeting minutes were for March and was informed the board did not have a meeting in March.

Felicia questioned if nominees would have to give their views on items on the agenda as discussed at 2012 annual meeting. Stephanie will check the minutes and see if this was voted on or just a discussion.

Mark requested copy of financial report for 2012 and 2013, claiming the board's misuse of funds specially citing attorney fee's in the amount of \$900.00. He claimed there was no budget allowance for spending money on attorney's. The board pointed out that the budget did earmark funds for attorneys. The board requested he submit a complaint citing regulations with supporting documents so the board can investigate.

**Meeting adjourned 10:15am**