

## February 06, 2009 – Emergency BOD Meeting

Meeting was opened by Dan Wehrle at 7:00pm

- Debi Wehrle relayed as conversation with Charly McCue about using a CPA to do the audit of the Association financial records back to the start of the HOA. In summary, Charly confirmed that a CPA could charge up to \$30,000 per year for each year audited. It was unanimously agreed that this was beyond the financial means of the HOA to accomplish.

- Dan moved that we engage Charly to prepare our 2008 taxes at a cost to the Association of \$850. He further moved that we engage Charly to begin the audit at a cost to the HOA of \$85/ hr. Both these proposals were unanimously agreed to.

- There was a group discussion about asking Scott Newsome to generate a letter to World of Homes for damages resulting from their negligence in handling the HOA financial affairs. Dan committed to pose the question to Scott. It was also decided to request access to any work product having to do with the Sweetwater Ridge HOA which may currently reside on the WOH computer system. Mel Demers and Linda Fulford-Demers agreed to approach WOH with this request.

- Dan Wehrle moved that we authorize the expenditure of \$150 for the filing fee cost, for Scott Newsome to ask the court for a “stay” of the chapter 11 rules to allow the HOA to demand that Lake Equity Partners LLC pay their assessments on the Spec. units as well as require them to maintain their vacant land. This motion was unanimously approved.

- Linda Fulford-Demers provided a summary of the current number of homes in delinquency, along with the dollar amount. It was agreed that Linda will send out invoices with the overdue amounts and a statement that homeowners in arrears should bring their accounts current by the end of February or contact the Treasurer to make alternate arrangements. It was agreed that homeowners that fail to do that may be contacted by a member of the BOD.