

MEETING MINUTES FEBRUARY 17, 2009

- Meeting called to order at 6:30 pm. Full Board in attendance
- Minutes of the February 06, 2009 accepted unanimously
- General discussion with Board Members and audience about landscaping, parking, and Board ability to change rules without association member approval.
- Discussion on need to amend Association Declaration, Bylaws, and Rules. Dan Wehrle will discuss with the attorney and take the lead on this project along with Mel Demers.
- Frank Jones updated the Board on landscaping bid progress. It was agreed that the Board Members and the Landscaping Committee would meet on Friday, Feb. 26, 2009 to review and award bids. Frank reviewed the new irrigation rules recently put in effect and will work to see that we are in compliance. It was agreed that Frank would assume responsibility for assuring that we remain in compliance with the irrigation rules.
- It was unanimously agreed that a letter would be sent out by the Treasurer to members that are in arrears with their association assessments. With recognition for the current economic conditions, the Board Members unanimously agreed that we needed to be as flexible as possible with the owners in arrears, while at the same time maintaining our fiduciary responsibility to the association. The Board agreed on a strategy that would require an owner to meet their current obligations moving forward and also agreeing to a plan to bring their overdue assessments current within twelve months. Mel Demers agreed to create a legal document structured to address those requirements. It was agreed that failure to meet the conditions agreed to in this document could result in a Board decision to impose the default and acceleration provisions already provided for in our documents.
- Ron Gillis reported on discussions with attorney Alison Strange with regard to her representation of our association in future foreclosure proceedings. The Board agreed to sign a document that will also need to be signed by the Master Board, removing any conflict of interest concerns. Ron will check with another attorney as a backup in case we cannot reach agreement with Ms. Strange.
- Mel Demers reported on his conversation with Vicki Diaz regarding the turnover of required documents and access to their computerized files. Ms. Diaz stated that she would not be able to provide access to their computer files because of a proprietary software requirement. She stated further that she believed that we had everything she was required to turnover, but that she would make every effort to comply with any additional requests.
- Dan Wehrle said that our auditor, along with Debi, had been able to file the documents provided in the turnover process in a proper order. She will now be able to provide a list of documents that we will need from World of Homes to continue the audit process.
- A motion to adjourn was agreed to at 8:00 pm.