

Minutes for the 10/13/03 Board meeting.

Greg Ankofski, Rob Sederstrom, Doug Kohlert, Robert Perkins, and Kathy Berry were present. Marshall Fant was present from Northwest Community Management Company

1. Please check on a rebate from water company for main line break? Bill paid in September was \$5600.
2. We have to immediately do a detail analysis of each lot in phase 10 and see if we have collected all of their assessments per the documents, presumably from the buyers close of escrow date to the present.
3. Unanimously approved relocating timer/sensor for entry gate and then proceeding with removals and plantings. Just do ASAP.
4. Survey stucco mailboxes and stucco bridge structures. Look for damage and bad stucco, chunks out, etc. Get individual prices, but a group done at once, to repair and alternatively to brick mailboxes.
5. Who owns bridge on Beacon Hill? Can we prove its associations? (Probably from a plat map would be as close as you can get).
6. Norfolk & Essex entries: 2 things to do: (1) Ask Showplace if they have any ideas for how to water areas, during the dryer months, that we planted. (2) Contact each owner at these entries and explain our needs, the advantages, and how we paid them whatever it was annually (\$50-=\$75) to allow us to use water there for 4-5 months to hook up the associations irrigation system.
7. Board needs a list of current board member terms and when their positions are up for re-election (i.e. what year do they go out of office at the annual meeting – e.g. Greg '04)
8. Upon motion made by Greg, seconded by Robert, unanimously voted to accept “Bill Allen’s” resignation.
9. Upon motion made by Robert and duly seconded, it was unanimously approved to appoint Kathy Berry to the Board for the remainder of Bill’s term.
10. David to set up a meeting with Rob and Xmas light company from last year to discuss this year’s lighting.

11. They want to do the wreaths again, but I'm not sure they finished discussing if they needed new ones to replace some older ones, who has them or what. Rob was generally in charge of Christmas.
12. Send letter to Hymark Custom Homes on Lot 20, Phase 10, re: vacant lot is a dump site with concrete, glass, etc.
13. South Hampton area: Robert to contact Sue Jones and see about a plan for this area, although everyone agreed so much work has been done, that even old prices from a year ago are invalid because a lot of that work has already been done. No direction given, but a call to Robert with an offer of assistance to move it forward would be appropriate.
14. Send Kingsley a follow up letter stating that since he is out of country, we'd like to advise him that nothing has been done, except tree removal, and fines are continuing, and now amount of \$1100.00.
15. Don't bill lots 1 & 2 owner for mowing. Just do work when necessary.
16. Trim ivy back on brick on downhill side of main entry gates. It has a lot of shoots coming out from it.
17. MF advised board as to Vial's discussion with Bland attorney. Board agreed that if there were any further discussions regarding phase 10, all such questions or comments would be referred to association's attorney (Vial).
18. Wine tasting postcard. Greg sent e-mail. Like you to call winery and see if they would pay for postcard mailing,
19. Send Robert an e-mail copy of the of the South Hampton numbers from Sue's e-mail.
20. Adjourned 8:15 p.m.

Approved

By

Date: