

## Meeting Minutes:

Attendees: Ray, Vivian, Terry, Chris, Mary  
January 27, 2020 @ 6pm

Start of Meeting, Ray reviewed agenda  
Mary read 2019 meeting minutes  
Minutes accepted

Chris reviewed financial statements and walked through budget and statement. Several questions were asked regarding definitions of line items and what exact amount of carryover from 2018.

Ray suggested development of committees to help support board. Committees discussed were electric back flow testing, nomination committee, landscaping, newsletter and social committees. Several individuals volunteered for roles.

Question was asked if we ask for proposals for work, Ray answered yes.

Communication will be distributed via Facebook, newsletter and HOA website. Terry offered to assist those who do not have computer access.

### Corners

Ray began corner discussion by giving background on why he chose the riprap. Reasons were to prevent kids from climbing on walls, dogs from defecating on corners, save on water, rock doesn't move as easily. Ray offered a motion to lower HOA annual fees. Motion was rejected by home owners as they wanted to have open discussion first. No second motion was granted.

Homeowner indicated that in prior years, HOA annual meeting was divided up into 30 minute board meeting and 30 minute annual meeting where homeowners could observe board meeting.

Homeowner shared that their problem with the corners was the process and we need to increase dues to remedy.

Matt Walsh (previous board member) read aloud email exchange indicating issues with corners to show lack of following process from Ray. At this time Matt threatened all board members with personal legal action.

There was a show of hands of who in the room did not like corners. Appeared to be 80-90%

Marty, who is a realtor in the area, gave an update on real estate market and potential issues with our corner design. He also indicated riprap was not used correctly.

Question was asked if consideration was given to legality of rock with potential for injuries. No answer was provided.

Architect indicated that rocks are out of scale, bad choice in coloration of lamps. Offered guidance for correction.

Les Rogers addressed Ray and spoke about issues when talking with Ray in past and feeling dismissed. Les asked Ray to be removed from board. Matt Walsh indicated that exploration of litigation has already taken place. Show of hands was requested to see if Ray should remain on board, ~85-90% voted he should be removed.

Michelle Warren reviewed bylaws and CCRs and discussed how they have not been followed. She offered up suggestion that board could vote Ray out with 3/5 vote.

Richard Morrell spoke about how the group of homeowners had contacted board and requested specific responses to questions by 12/31 and had not gotten a response. Ray was asked if he wanted to respond to why he chose not to answer and he said "no."

Board reviewed their votes. Mary Johnson reviewed her issues with voting. Discussion was had that board wasn't even clear who was voting or what positions they held.

Homeowner presented registered mail to Chris that was never picked up because postal service did not deliver for some reason.

Homeowners continued to vent about corners. Ultimately the following was decided:

Board would have private vote at the end of the meeting to determine if Ray stays. (Vote occurred and Ray was voted to remain on board). Result would be posted online within 48 hours.

Committees would be formed, sign ups were done after meeting. Committees determined to be:

1. Landscaping
2. Social
3. Newsletter
4. Nomination

Board would stay in place until January 2021 when new members will be elected via process outlined in bylaws.

Meeting was adjourned.