

## Minutes for Homeowners Association Board Meeting

Date: Mon 10/10/16, 7 pm.

Location: Eric Johnson, 2365 NW Latigo Ln

In attendance: Board Members: Eric Johnson, Larry Keeton, Joyce Rossi, Kevin Scruggs  
ACC Members: Marty Beeman, Jim Schutts

Meeting started at 7:05 pm.

1. July's association meeting and next steps in regards to changing the CC&Rs
  - a. Reviewed the meeting and thoughts that those in attendance were interested in pursuing changes to CC&Rs to address storage definition and process to hold people in compliance.
  - b. Larry will rewrite proposed sections to CC&Rs in regard to those issues by mid-November for all to review. In December, they should be reviewed by a lawyer, preferably Phil Havers as he reviewed the current set. Once completed, notify homeowners of the meeting in January to discuss the changes and ask their attendance.
  - c. Discussion regarding Mr. Reid's red pickup truck and white car not moving. Larry will prepare another letter to send to Mr. Reid, after Board review. Letter will be sent via regular mail and registered mail.
2. Enforcement policies/procedures of current CC&Rs
  - a. Will add section on fining process.
3. Landscaping contract
  - a. Kevin got cost proposals from two other landscapers. Prices ranged from \$700 to \$750 per month. Current contract is \$250 plus tax per month.
  - b. Discussed renegotiating the current contract once we see what was agreed to. Larry will search his records for the contract. Kevin will take the lead on renegotiation effort.
4. Board elections
  - a. Proposed that the next ballot go out in January with the current board members being staggered as there were no elections this year. Eric Johnson and Larry Keeton continued to serve. Joyce Rossi and Kevin Scruggs are due to end at this year.
  - b. Larry will contact those who indicated they were willing to serve on the Board to see if they will consider joining. In addition to the names below, we'll ask Nathan Riley (Latigo Lane) and Richard Martinez (ACC or Board candidate) to serve.
  - c. Need to verify the ACC positions up for election.
5. Community event? – Not discussed
6. Other business – Not discussed

Based on the mailing, the following people indicated they would be willing to serve on the Board

Name	Email	Lot
Timothy/Keiko Willis	<a href="mailto:ync.fm.nc@gmail.com">ync.fm.nc@gmail.com</a>	01
Brian/Julie Smoley	<a href="mailto:brian.julie.smoley@gmail.com">brian.julie.smoley@gmail.com</a>	23
Christopher/Debbie Deerwester	<a href="mailto:C_deerwester@hotmail.com">C_deerwester@hotmail.com</a>	28

Submitted on October 12, 2016

Larry Keeton  
Secretary