

Minutes from August 27, 2014 HOA Board Meeting.

Board members in attendance: Karen Bailey Ken Eisel, Ed Lego, Ken Iberg.

Henderson Properties representative in attendance: Lyle Walter

There were no meetings in Jun or July due to vacations. There was an executive session only, on July 22, 2014 to address some delinquency issues, Common Open Space violation, and a ACC issue.

Open Discussion:

TH - Overnight Street Parking & Towing Policy: The board has decided to proceed with a towing policy in the town homes. Repeated soft approaches to end overnight parking on the streets have failed.

Landscape Update: we will be receiving emails with timing of aeration and reseeding, removing of Bermuda grass and a tree scale showing up on the willow oaks.

Lighting at the Cobblestone on Streamhaven: The shrubs on the right hand side are blocking the light from Shining on the "Cobblestone". We are looking into having the lights raised. On the left side the light is burned out and three light on the island are burned out. Summit will take care of all of these issues.

TH - Gutters & Roofs: We had an inspection of the roofs in the last weeks and have found problems with some of the eleven town homes that did not have their roofs replaced after the 2011 storm. We will need to produce a protocol on how to handle any problems associated with those roofs that may require maintenance in the future.

CCR & Bylaws Review: A committee of both single family and town home owners have been at rewriting/amending the Bylaws and the CCR's. It is projected that by the end of September the revisions will be ready for review by the community, legal expertise review and a vote by the community.

Power washing TH's: The board sent out a letter to the town home owners last week advising that power washing would be scheduled for next year. In the mean time a product is available at Lowes that will remove the mildew from the siding. There are very few town homers that need power washing this year and a product available at Lowes called Mold Armor will do the job and is easy to do. The board has offered help to anyone who may need it.

Combining the ACC's for the TH's & SF Homes; The board is discussing combining the two ACC committees and will have meeting with the committees to further assess the possibility.

Clubhouse usage problem on refund of money. Also, discuss in depth in EX Session: An owner who recently used the clubhouse was denied her deposit return has requested a meeting

with the board. Details will be discussed in the executive session.

Overnight parking on Ridgeline or is this just early morning parking?; There appears to be a problem with overnight parking at the end of Streamhaven and on Ridgeline. We need more details and the violators will be addressed. Overnight street parking is prohibited by the covenants.

The dish washer has been removed from the clubhouse and a cabinet that matches the other cabinetry in the kitchen has been purchased and installed.

In July, both toilets in the pool restrooms needed to be unplugged due to paper towels being stuffed down the toilet. This is truly a case of vandalism and we have not experienced this behavior up to this point. We do occasionally get reports of "strangers" in the pool lot in off hours and the sheriffs department has been advised and requested to give more attention to this area.

The pool closing will be at the end of the day on September 30, 2014.

The boards want to EMPHASIZE that NO changes can be made to the COS without the express written consent of the Board of Directors. This also means that no owner may infringe on the COS. There has been a few instances of this violation and the board is addressing them.

Two residents brought concerns about fireworks being shot off in the community on the 4th of July. There was a deep concern by the residents and the boards concerning safety of homes and town homes due to the fireworks. The board will take steps to eliminate this behavior and will be consulting with the sheriff's department on what steps we can take and then we will make an enforceable rule

Time of September meeting be an evening meeting? The September HOA board meeting will be on September 23, 2014 at 7:00 PM at the clubhouse. At the beginning of this year, the boards announced that every third meeting would be in the evening to accommodate those home owners who work. Also, our HOA meetings are board business meetings and are not open discussions meetings but we do allow a time for questions or comments after the business meeting and before the executive session begins . We do limit the time for individuals to make comments and we respectfully request questions be submitted beforehand so questions can be fully and accurately be answered. This procedure has worked well since we introduced it.

Executive Session:

Follow up on issues from the July 22nd meeting Violation of COS damage ACC issue in town homes

Executive Session - New Items:

- a) further discussion and remedy for COS violation
- b) SF and TH delinquencies
- c) possible violations of the NO RENTAL covenant
- d) Clubhouse usage and deposit refund
- e) Pool rules issues