

Board Meeting July 10, 2006

Board met in Executive Session on July 10, 2006 at 9:00am, Denny Beaudin, President presiding. In attendance were Jim Wilson, Vice President, Don Schleuse, Secretary, Ann Archer, Treasurer, and Directors John Courage, Ina Danielson, and Charley Jenkins.

The minutes of the July 5, 2006 meeting was approved as read.

Latest correspondence received from Lloyd Perry and from Lloyd Perry/Jack Wilson/Joe Slevin was discussed.

A motion by Wilson, 2nd by Danielson to consult with Association attorney and get a legal interpretation of 7.5.1 of the Declaration was made. Motion carried. The President and the Secretary will set a meeting with Phillip Buri to discuss.

TOR's were once again discussed. All will be completed by next meeting.

The Comcast contract was discussed. There are some concerns over the easement requirements as stated in the contract. It was decided to have meeting between the Board and Comcast. The Secretary will set the date and make arrangements through Telcom.

One tree trimming company has looked at the trees along the parameter fence and will be sending a bid to the Board. Director Jenkins will be getting two more bids. Charley is planning to have the trees that are doing damage to the fence removed and the others trimmed as necessary to get them out of the back yards and off the roofs of houses in the Sealinks development.

A memo from the Manager on behalf of a lot owner requesting a 24-foot motorhome be allowed to park on a lot was read. Our current allowances for lengths are no less than 28 feet and no longer than 44 feet. It was the decision of the Board to deny the request.

Discussions concerning the lot mowing fees being billed to the lot owners through the Association. Basically, we are acting as a bill collector for the mowing company. A motion by Director Jenkins, 2nd by Wilson to stop this practice was made, motion carried. The Manager will be ask to send a note in the next billing statement stating that each lot owner will be responsible for contacting the mowing company and making their own arrangements for payment.

Director Jenkins expressed his concerns on how a lot owner hears if his lot improvement request has been approved. In one case, it was almost a month before the owner heard anything. Motion by Jenkins, 2nd by Danielson to remove the Manager from the approval process and make the Architectural Committee responsible for all approvals was made. Motion carried. The procedure will now be for the Manager to provide approval forms, receive completed forms, and make copies for members of the Architectural Committee,

and provide a copy of approved/not approved application to the applicant. The Chairman of the Architectural Committee will inform the applicant of the Committees decision.

The Treasurer has been looking at the billing for the pest control spraying around the buildings, which looks out of line for what we are getting. A motion by Archer, 2nd by Wilson to suspend the spraying pending a review of the month-to-month pest control agreement. Motion carried. Director Jenkins will go out for bids for a new pest control company.

Director Jenkins gave a status report on several projects under his chair. He and the maintenance man will be flushing and draining the hot water tanks this next week. A trial operation will be conducted with one tank supplying hot water. An assessment of the playground is being made as to repairs needed; a report will be made at the next meeting. There was a sprinkler repairman on site Monday with no staff present. Director Jenkins spent some time with him and afterwards found one sprinkler area running for an hour and spraying the sides of the log buildings. Dave the maintenance man will correct the problem. Director Jenkins will talk to the Manager about having outside contractor personnel on site without an Association representative present. Charley and the Grounds & Maintenance Committee will conduct a walk around of the park this week. Denny will attend if he is available.

Hot tub refinishing will be reviewed with maintenance personnel. The Treasurer will review the budget for available funds for repair. Director Jenkins to report at the next meeting.

The maintenance man's performance review is past due. Director Jenkins, with either Denny or Jim will get with Dave and review his performance. Jenkins will report at the next meeting and the Board will consider a raise in salary.

Vice President Wilson will be reviewing the Association insurance policies for the vehicle, buildings, etc. Will look closely at the issue of allowing volunteers to do work around the park.

Director Jenkins made a motion, 2nd by the Secretary to transfer the Association clothing item to the Activities Committee. The Activities Committee will assume responsibility for sales. Archer and Wilson will inventory the items before transfer. The Treasurer will insure the items will be removed from the Association books if they are currently listed.

The Secretary will contact the county planning department, water sheds division, concerning the catch basin. There might be some assistance from the county for cleanup and maintenance.

The Secretary will be contacting the person that volunteered to establish and maintain an Association website. Requirements of both parties will be discussed.

The notice board made by Jim Johnson and Don Wilcox has been installed outside the social hall. Chuck Bowen, Jim Johnson, and Don Wilcox completed installation. The Activities Committee will maintain the board, no political information will be allowed.

The planned Membership Planning Session is scheduled for July 27, 2006 in the social hall at 9:00am. The President and Vice President will facilitate.

Next Executive Board meeting will be July 17, 2006 at 9:00am

Motion to adjourn by Danielson, 2nd by Jenkins, motion carried. Meeting adjourned at 12:30pm

Respectfully submitted,

Donald L. Schleuse
Secretary