

Board Meeting July 31, 2006

Board met in Executive Session on July 31, 2006 at 9:00am, Denny Beaudin, President presiding. In attendance were Jim Wilson, Vice President, Don Schleuse, Secretary, Ann Archer, Treasurer, Directors John Courage, Ina Danielson, and Charley Jenkins.

Steve Newman from Property Management Professionals was also present.

Minutes of the July 24th Board meeting were read and corrected as necessary. Motion by Jenkins, 2nd by Wilson to approve, motion carried.

Website: Motion by Jenkins 2nd by Schleuse to remove B. Cox as Webmaster and adopt Robin Button as the Association Webmaster. Vote called for, Danielson abstained; Courage voted nay, motion carried. Mr. Newman stated that PMP would have a domain shortly that our Association may use.

There has been no communication from Comcast as to when they will be available for agreement discussions.

No further action has been taken on the PSE study.

Director Jenkins said that Rawls Tree service would be here to access the condition and make some recommendations for repair to the log buildings.

The guardhouse will be painted in the near future. The color will be changed to gray with maroon trim.

Our insurance on the buildings expires in September. It was suggested that Wilson talk to PMP to collect information on other insurance companies that could possibly insure log construction.

Gordon Polinkus was approached and asked if he would again take on the defibulator project. Mr. Polinkus is upset about it stating that he had worked on it for two years. He wants to talk to Doug Afflack to see if he would take over.

Architectural Committee will investigate the issue of proper setbacks.

Rules and regulation violation was discussed. It was brought up that there are numerous violations and none of them have been addressed. PMP said they would send a letter to owners in violation using information supplied by the Board. The main concern is consistency and not be selective.

Draft letter to Purnell will be completed this week.

Vice President Wilson brought up the issue of the agreement between the Activities Committee and the Board in which the Activities Committee would receive 50% for their reserve fund. So far \$2600 has been identified that has never been sent to the Committee.

The Secretary checked prices of fence slats for the garbage area at Northwest Fence. Cost for the eight-foot slats is \$59.29 per 10-foot bundle. The fence needing slats is just over 40 foot long. It was suggested to check prices on the Internet.

Correspondence:

Purnell letter dtd July 24

Purnell letter dtd July 28 to which was attached a check for \$567.08.

Taves letter dtd July 28

Moller letter dtd July 28

Edgar letter dtd July 28

Discussions about the petition submitted by Purnell as to its validity. Further investigation will be done.

The Architectural Committee forwarded a request to place a '91 park model within the park. Within our governing documents there is nothing stated that bars a unit because of age. The condition of the unit is what has to be considered during the acceptance of older units. This matter was sent back to the Committee for further information.

The Treasurer has received the draft report from the Association auditor. The Committee will meet on August 5 and begin working on this year's budget.

Director Jenkins reported that the tree work has been completed. The bill will be slightly higher due to one extra tree being trimmed. The total bill should be in the area of \$1600.

Director Jenkins said that the Board needs a list of all businesses that the Association has an account with and the former manager needs to be removed as an authorized signature authority. PMP will acquire this list.

Some plants that were growing in close proximity to the buildings have been removed. These plants were deflecting water from the sprinkler heads onto the buildings.

A method for time sheet submittal from the maintenance shed needs to be set up, Jenkins will handle it.

The Rules & Regs Committee has corrected the Rules & Regs approved by the '05 Board. The corrections were to remove the six-foot fence and the 100-gallon propane tank allowances. These were put in the rules as a stipulation to being voted on and accepted at the AMG. These items were defeated, therefore had to be removed.

The Architectural Committee is considering making a recommendation to change the 120-day construction completion period to 45 days.

Activities Committee reported a successful golf tourney.

The Association accountant will finish out the month of July, PMP will take over the accounting the 1st of August. The old accountant will prepare our July financial statement.

Motion to adjourn by Courage, 2nd by Jenkins, motion carried
Meeting adjourned at 12:00

Respectfully submitted,

Donald L. Schleuse
Secretary