

## POA November 20, 2017 Minutes

Board in attendance: Martin Bryant, Diane Dowd, John T. Kelly, Leo Morin, Steve Palangi, Melissa Stouffer

Board missing: Kevin Flannery, Lib Kelly Smith, Mike Sublett

Public in attendance: Minnie Dougherty, Wanda Morin

Due to Kevin being out of town, Leo opened the meeting at 7:00PM.

Leo read the September Meeting Minutes, Steve made a motion to accept, Diane second, vote unanimous.

Financial: As Lib is recovering from surgery, Leo presented a copy of financial information provided by Lib with the additional information regarding \$2,000 deposit for Lark Lane.

Total deposits:	\$17,383.93
Total checks written:	\$9,783.30
Checking balance:	\$49,865.30
Savings:	\$12,785.75
Total cash:	\$62,651.05

Hospitality: Three welcome gift baskets have been delivered since May. Diane will try to get names from Ann and going forward will provide that information to the board. Leo will forward any names of new property owners as he receives them.

Architecture: Steve reports Stan Tate (5825 Mockingbird) has submitted a request for a 14 x 20 storage unit. All is in compliance with covenants and Board signed off on request form. Steve will contact Stan by phone regarding the approval and Leo will mail request form with Board signatures back to Mr. Tate.

Roads: Martin reported that Mitchell Paving has repaired potholes on Lark Lane. The road paving is now somewhat dependent on the weather. Temps need to be above 50 degrees and no rain in forecast for 3 days. The plan is to pave one side per day so that property owners are able to get out. Martin will continue to coordinate with homeowners and Art Harman from Comfort First. Minnie brought up questions regarding the amount of money Comfort First has paid for their portion of paving Lark Lane. The consensus of the board was that we will accept what has been offered with no further discussion at this time.

Old Business: Wanda and Minnie have planted the entry sign. Regarding the violation at 7532 Mourning Dove, another letter was sent and the truck with expired tags has been removed.

Letters were sent to property owners not in compliance with covenants; Kevin Scott's

car, the Coleman trailer and the Flannery RV-family motor home. Leo read the letter sent to the Flannerys due to the email response. The covenant was also read and discussed by the board and it was agreed that the unit is clearly in violation of the covenant, with the remedy being a "well-screened enclosure". Members of the board have to live by the same rules as everyone or we don't enforce them for anyone, Unanimous vote. This information will be forwarded to the Flannerys and subsequent plans will be submitted to the board for approval.

Discussion was made regarding the difficulty of changing the covenants. It is again noted that all of this was put in place long ago and as long as we have a POA, we are in the unenviable position of enforcement.

New Business: Only Martin and Steve are eligible to run for a second 2 year term in January. The annual 'Request of Board Members' will be sent to all property owners and any property owner who wishes to run for the Board needs to sign and return the letter by December 26<sup>th</sup>. Leo also mentioned to Board members in attendance that if they do not intend to continue on the Board to make that fact known to him before the annual meeting.

As there was no further business, Leo made a motion to close the meeting at 8:00PM, seconded by Steve, unanimous.

The next meeting will be on Tuesday, January 16 at 7:00PM due to Martin Luther King Day.

Leo Morin, secretary.