

# Master Board Minutes – June 9, 2009

## Master Board Directors

Kathi Yenney, Treasurer, present  
Scott Towslee, President, present  
Donna Fisher, ARC, present  
Sam Lefore, present  
Doug Botimer, Developer & ARC, present  
Bob Rugar, Developer, present  
Dick Cook, Asst. Secretary, present

## Others in Attendance

Natalie Rugar  
Jayne DeDario

**Minutes:** The Board Minutes for 4.16.09 & 5.19.09 were unanimously approved.

**Finances:** YTD Actual [5/13/09] .. Kathi Yenney reported a net income of \$513.20, checking balance of \$20,513.39, and a capital project reserve balance of \$101,119.

**Finances:** Reserve Study .. The state required study has been completed [by the management company] and is available to Master Board Members.

**Finances:** Income and Budget Reductions .. Because of a potential loss of Association income [estimated at \$36,273 for the remainder of 2009, i.e., Developer fees for the unsold lots] the following budget reductions were approved: reduce the year end cash balance from \$20,000 to a minimum of \$10,000, reduce capital fund reserve annual payment from \$15,274 to \$10,000, reduce special project expenditures [including tree/plant replacement, snow removal, and management costs] by \$10,000, cap ARC Assistant costs at \$1600. It was noted that Phase 7 June Asphalt Sealing costs of \$7000 had already been postponed at the May 19 Special Board meeting. \$2400 was approved for the removal of unwanted vegetation on the South Larch Berm and \$500 was approved for new and replacement road signage. Doug Botimer will contact the Sign Company concerning special payment options

**Finances:** Lien Policy .. Kathi Yenney presented a proposed Master Association Lien policy that was developed with input from Jim Hayner, Sue Tarver, and the Phase Treasurers. This proposal was unanimously passed [as amended] and will be sent to all Phase Presidents and Treasurers and posted on the website

**Developer Update:** Bob Rugar reported the Phase 8 approval process with College Place has been extended until August 2010.

**Joint Statement:** The joint statement [HOA President, Head Developer] requested at the Special May 19 Meeting is still a work in progress.

**Common Area Update:** Scott has a map showing our domestic water line blow out values and dry wells and mentioned he was having trouble locating the blow out near Pheasant Run and GVW. Doug volunteered his son to help with location issues. Scott said he would activate the blow outs and check dry wells. Water taste and smell improves [for homes on the end of the lines] when blow outs occur on a regular basis. Drywells [in the Gazebo area] are continuously filled with water and others need to have the muck cleaned out.

The Smith Brothers recently completed an all head irrigation system check which including the straightening and raising of many heads. Next week the Smith Brothers will be removing and chemically treating unwanted pond vegetation [including algae control] and repairing the west pond fountain necessary for improved aeration.

**ARC Issues:** Donna Fisher reported successes with fence staining, home painting and record keeping. Dick Cook asked if ARC had a written enforcement policy with timelines available for homeowner distribution. Doug Botimer will check on this.

**Website:** Robert Car, our volunteer HOA Webmaster, is selling his home and has asked to be replaced. Please send any replacement names to Dick Cook.

**Volunteers & Projects:** There was a consensus that linking volunteers to projects [with flexible timelines] would work better than scheduling a single Volunteer Work Day.

**HOA Training:** A proposed HOA training [Master Board, Phase Governments, Treasurers, and General Membership] has been postponed indefinitely.

**Future Association Meeting Dates** [to be decided]

A. Possible Special Association August Meeting to focus on financial challenges

B. Possible Annual Meeting Date Change

**Next Master Board Meeting:** Tuesday 14 July [location TBA]