

March 9, 2015

7:00 pm

**Present: :**

President Mary Pracht	Director Sharon Carr	Director Gordon Moore
Vice President Ken Benck	Director Joe Clafin	General Manager James Turner
Treasurer John Porter	Director Suzzi Combs	
Secretary Diane Jones	Director Larry Hibbs	

Prior to the start of the meeting, President Pracht explained that this meeting was being held to discuss the budget. She also explained that pursuant to our bylaws, at a board meeting, residents are allowed to speak with prior permission from the president and President Pracht gave such permission prior to the start of the board meeting.

The meeting was then opened at 7:10 pm.

**Board discussion:**

Director Moore expressed concern that he was being asked to vote on a budget that he had only received a few days prior to a vote. He also stated the proposed budget should have been presented in January and put on the March agenda for a vote. Concerns that budgets were not being finalized and presented to boards for approval with sufficient time to review and discuss were discussed in detail.

President Pracht and Director Carr stated that no one should pass a budget without study and discussion by the board.

President Pracht asked how long before the dues statements were due to be sent out did the board receive the budget. Answer, less than two weeks.

President Pracht then opened the meeting for comments from the residents.

**Open Discussion:**

A loan to do major work, instead of just patching things. Treasurer Porter gave an outline for major work on the roads, culverts and pool as well as other capital improvements. It also included proposed new gates, golf course irrigation, police equipment and \$200,000 to be placed in the capital improvement fund. The loan would be \$2,000, 000.00 paid back over 20yrs @ \$15,000.00 per month.

Community Standards. Discussion followed that our community needs to enforce existing regulations if we are to attract new home owners. Director Benck asked why there are "no teeth" in enforcement of violations. New procedures for reporting violations and consequences for not abiding by such regulations were discussed.

The pool and DRC participation were discussed.

Director Larry Hibbs made a motion, seconded by Director Gordon Moore, that there be no dues increase this year and dues remain at \$845.00 for homes and \$540.00 for lots. Those in favor, eight (8) with Director Porter abstaining. Motion passed.

A proposed \$100 assessment on homes and possible \$15.00 assessment on lots was tabled to a later date and acceptance of the proposed 2015-2016 budget.

New Business:

Treasurer Porter handed out bid amounts received for our annual audit. He recommended that we accept the bid from Jordan & Wooton, Also asking them to receive ballots from our annual election.

Director Hibbs made a motion to accept Jordan & Wooton's 1-3 year bid. Seconded by Director Claflin. Motion passed unanimously.

Vice President Benck asked for the board to set a time to discuss the budget with the Finance Committee. Treasurer Porter suggested a joint meeting with the finance committee before the March 26 town meeting and Tuesday, March 18, 2015 was decided on.

Motion to adjourn by Director Carr. Seconded by Director Moore. Motion passed unanimously.

approved Open Board Meeting Minutes  
Respectfully submitted,

Diane Jones, Secretary