

## POA MEETING

Nov. 5, 2016

Called to order at 9:02 a.m.

25 people in attendance

Agenda and last meeting minutes were printed out and available. Chris motioned to approve minutes and Barbara seconded. Approved

Duane read the Board meeting minutes. Bryan motioned to approve Board meeting minutes and Joan seconded. Approved

Angie presented the treasurers report. There is about \$14,000 in checking and savings. \$2200 dues not paid yet for this year. \$4600 are over 90 days overdue. 64 properties have not paid this year and 45 have not paid this year or previous years. Ron motioned to approve the treasurers report, Joan seconded. Approved

Old Business:

Covenants – we are under CCIOA, ballots to change that were at an association meeting and not mailed to the entire association so the change did not take effect.

CCIOA needs 8 policies and procedures updated for us to be in compliance. Board will not be policing what is or what is not in compliance. There will be a complaint form on the website for property owners to fill out and send to the board if they see things not in compliance. It is anonymous until the offender requests a meeting with the board for resolution is made and they ask who complained. There will be a letter explaining that the form is online and give people a chance to get in compliance. Then, when the board receives complaint forms, a letter will be sent to the person affected and they will have 30 days to comply, if they do not comply, a fine will be issued from \$25 - \$75 for the offense. If it is a repeat offense the fine can be \$100 - 500. You can review the documents online once they are posted. If it goes beyond a fine, a letter from the lawyer will be sent to enforce the covenants and be in compliance within 30 or 60 days.

Ray Montoya update: letter stated he did not contact appeals court so nothing is going on with his appeal. Wondering if we should turn the case over to collections? Barb motioned to send it to collections, Lance seconded the motion. Approved

We have an insurance policy to cover wrong doing by the board, it will recover if there are misfortunes, legal proceeding can be pursued too.

Pointed out from the last board minutes that the county doesn't supersede covenants. It is the more specific of the 2 that will be enforced. Ex. Under our covenants, landscaping, property it says that the property needs to be mowed, county says it doesn't, so our covenants would be more specific and have to be followed.

New Business:

Water Board – anyone can attend the meetings, they are posted at all 3 entrances when they will take place.

Colleen will be doing the newsletter from now on.

Duane paid the insurance for the retention ponds to be covered by the association.

New signs are needed at all entrances. Saying “Southfork”, no soliciting, speed limit, covenanted community. Vernon will check about concrete signs.

It was reported that Joan and Carrie resigned, thanked them for their work. Asked for volunteers for welcoming committee. Jennifer Patterson and Joan Wilson will volunteer for that.

The board will connect with Erin who was interested in having a block party in the Spring. Board would like to pay for the meat and buns.

Other:

It was brought up that each property has septic. Some people moving in were unaware of that. If you go to the assessor’s office or the health department website you can get a map of your property and see what is there.

Linda was concerned about guns being shot in the neighborhood. Wants to look into maybe stricter covenants about that. Sheriff can be called and will come if you are concerned about irresponsible shooting.

Meeting adjourned at 10:04 a.m.