



MINUTES

JUNE 16TH, 2009

7:10 – 8:30PM

MEETING CALLED BY	Piper Muoio
TYPE OF MEETING	Special Meeting of the Board of Directors
LOCATION	Pipers home
NOTE TAKER	Richard Schramm
TIMEKEEPER	All
ATTENDEES	Piper Muoio, Rob Manelski, Richard Schramm

Agenda topics

50 MINUTES

LEGAL REVIEW

RICHARD

DISCUSSION	<p>The Board received, but did not review at this meeting, a letter from the law offices of James L. Strichartz stating that they had previously represented the WoodRiver HOA and were now representing Richard in his capacity as a Director of the Association.</p> <p>Richard presented the Board with a "Recap of Legal Opinion and Possible Mitigations" which outlined the legal opinions and proposed mitigations he had received from the firm mentioned above specific to the structure of the ACC, the requirement for disclosure of Association records and the requirement for the Board to operate transparently.</p> <p>Unable to reach consensus on the advice provided, a motion was raised to hire another attorney to review the advice provided. Richard stated that while he would support a second review, specific to the ACC issues, it seemed to be a waste of Association funds given that the same advice had been provided by the HOA's prior attorney when he served on the Board in 1999 and acted as the Board legal liaison. This was insufficient for the other Board members who felt that a formal written finding by a second attorney would serve as closure. His comment was duly noted and the motion was seconded by Piper and accepted as a formal Resolution of the Board with the following condition requested by Richard:</p> <ul style="list-style-type: none"> a. The letter provided to the Board should be used as a baseline for response on the issues 	
CONCLUSIONS	<p>Rob raised a motion for a board Resolution which passed 2/1 to do the following:</p> <ul style="list-style-type: none"> a. Find the records of the HOA and look for any prior records on the ACC matter. b. Hire another attorney to get a second opinion on the letter the Board received. c. Ask this same attorney to investigate the issue with the "copy and paste" error on lots 3/15 and 3/16 concerning the Right of Way for the West entrance. <p>Richard requested via email the evening of the meeting that the attorney selected specialize in Association law.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. Select and schedule meeting with new Attorney	Rob	None Assigned

5 MINUTES

MINUTES FOR ANNUAL MEETING

ROB/RICHARD

DISCUSSION	<p>Rob asked about the minutes for the Annual meeting. Richard said that he had been advised on how to structure the minutes given that the Annual Meeting did not have a quorum. Richard said he would draft the minutes to reflect this and state the meeting lacked the quorum required and no decisions requiring member approval could be made. (since completed).</p>
CONCLUSIONS	<p>Richard asked to see the sign in sheets for the Annual Meeting and Rob provided them. Richard noted that there were 14 lots represented out of a required 27.</p>

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. Draft minutes as advised	Richard	None assigned

5 MINUTES

SCHEDULING OF PUBLICIZED BOARD MEETINGS

RICHARD

DISCUSSION	Richard suggested that the Board should meet quarterly and should schedule, publicize and meet one or two more times before the Annual Meeting in November to insure homeowners had a chance to review the board in action and provide a forum for them to raise any issues they may have	
CONCLUSIONS	There was no interest in scheduling publicized Board meetings.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

5 MINUTES

GRAVEL TREATMENT

ALL

DISCUSSION	Rob proposed posting reminders for gravel treatment on the website and provided an update letter to the homeowners. Richard said that it appeared that the gravel treatment plan was successful and asked if other Board members had any received feedback on the program (no). Richard discussed his dialogue with one homeowner that had expressed concerns and indicated that, at this time, it appeared to be resolved.	
CONCLUSIONS	None	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. Provide updates prior to treatment dates via website	Rob / Chuck	Ongoing
2. Richard will stay in touch with concerned homeowner as necessary	Richard	Ongoing

5 MINUTES

REVIEW OF FINANCES

PIPER

DISCUSSION	Piper reviewed the status of the Association budget with the Board noting that all homeowners dues had been received, all bills were current and that we were on track with the annual budget	
CONCLUSIONS	None	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

OBSERVERS	None
RESOURCE PERSONS	None
SPECIAL NOTES	Documents referred to are available for review by all members of the Association upon request.