

Minutes
Special Board Meeting July 23, 2012
7:00 PM at 210 Sentry Lane

Members present: Bill Barney, Arnold Brown, Rick Harner, Connie Marino, Nydia Morris, Pat Richards, Rhonda Singer and Cindy Stewart.

Guest from Finance Committee: Marsha O'Roke
Guest from Covenants Committee: Jill Woolcock
Presenter: John Wilgeroth

The meeting was brought to order at 7:00 by president, Bill Barney. The purpose of the special board meeting was for the Finance Committee to present a proposal to the board to hire an agent to help the board manage the community more effectively. Their candidate, John Wilgeroth, was introduced; Mr. Wilgeroth spoke to the board about the duties he would assume as DRC property manager, if hired. The defining points were as follows:

1. Primary duties: enforcing the covenants, managing landscaping services, and attending board meetings and annual HOA meetings.
2. Contract would run 1/1/2013 – 12/31/2013, and services will be \$4100 for said term. If started earlier, fee would be adjusted to include additional months.
3. A 30-day escape clause for both parties would be included in contract.

The board members presented typical scenarios to John and discussed actions to be taken. Topics of discussion were liens against property, civil complaints, fines, etc. to be enacted against homeowners who refuse to comply with the covenants. It was clear that any such decision would be first approved by the board. John was then excused from the meeting and the board members discussed the proposal at length.

After much deliberation, the board came to the following general consensus: *Considering the personal time constraints, homeowners are unavailable to serve on the board and on committees in the capacity necessary to manage our community effectively; therefore it has become necessary to hire an agent to aid the board in carrying out these duties. In addition, dues will need to be raised to cover the cost.* Pat moved to accept the recommendation of the Finance Committee that the board contract John Wilgeroth as an agent to the board. His contract would be drawn and John would assume duties of property manager on Nov. 1, 2012. Rick seconded the motion. Motion was passed unanimously. Cindy then moved to raise the HOA annual dues from \$100 to \$150 (with a \$50 late fee). Connie seconded the motion. The motion was passed unanimously. Homeowners would be informed of the board's

decision at the annual HOA meeting in October.

Another issue discussed was the clause in the covenants to replace any tree that is cut down or dies. The board agreed that it was not necessary to enforce this rule since our development now has more than enough trees. Pat moved and Nydia seconded to stop enforcing this rule. Motion was passed.

Also discussed at this meeting was the Nominating Committee for the election of officers in Oct. 2012. Rick moved to add Dominic Esposito, Doris Price, and Kristie Cook to the Nominating Committee which currently includes Rick Harner as chair and David Gordon. Rhonda seconded the motion. The motion was passed.

The meeting was adjourned at 8:45.

Minutes taken by Secretary, Cindy Stewart