

BOARD MEETING MINUTES  
AT CLUBHOUSE MARCH 30,2011 AT 8PM

In attendance: Pat Boyd- President, Keith Harris- Treasurer, Archie Chinn-ARC chairman

Not in attendance: Kurt Hardee-Vice President, Marcia Heady- Secretary

In attendance from CAM: Christy Chappell and Delane Chappell

1. SEPTIC SYSTEM AT CLUBHOUSE: Pat Boyd asked Delane on the progress of the septic system. Delane stated that he was in contact with the Health Dept. person to see what needed to be done to get the septic issue resolved. Delane got a flow rate from all the pools that CAM manages and came up with a number to give to the inspector. He agreed with the rate and plans to put the system up by the tennis courts. A septic plan is being drawn up by Al Millican and he will hopefully get the plan done by Friday. Once the plan is done and approved three bids will be put out on the installation of the septic system. Once the system is approved by the Board and installed, two meters will be installed to get a flow rate for the pool and one for the clubhouse area.
2. EMERGENCY SERVICE: Christy addressed the email from John Flynn in reference to trees blocking the fire trucks. Archie told her that he would contact John and see if the fire department will come in and cut the trees, lay them on the side and we would put them up. This would help the community in costs.
3. VACANT LOTS: Also discussed was a tree down on property near the front gate. Since it was near the entrance this puts a bad look on the community. Pat Boyd referred to Article 7 H. It was voted that CAM contact the owner of the lot and have the tree removed. Also bushhogging lots two times a year. In May, before summer, and Oct., before the holidays. The price last year was \$125 a lot. The same company will do the lots. Christy stated that all lot owners are current in paying for the cutting.
4. LATE DUES: CAM wanted to know if we wanted to increase the last fee fine from \$16.50 to \$20, this is in Chapter 47F. It was decided that since the payment coupons were already printed for this year that the late fee will remain at \$16.50.
5. ARC GUIDELINES: Archie discussed the ARC guidelines that are on the website. He was unable to find any Board minutes from last year where the Board had passed these guidelines. Since they were not passed by the Board, then he is unable to enforce any of them. Also some of the guidelines are in conflict with the Master Declaration. It was decided that a ARC workshop would be convened with the input from the community to determine what should be in the ARC rules. He needs members on the ARC committee, Jill Baxter has medical problems with her mother and she will be traveling back and forth due to this. Also a email

was sent out to Hillary Barnes and Donna Rogers, who were listed on the ARC committee. Only one response was received from Hillary and she stated that she would not be able to commit proper time to the committee. Several committees are up and running. The grounds committee, the clubhouse committee, the safety committee have had meetings with Archie. They will address the community at the meeting on April 12. An adjudicary panel, to hear violations, was formed. Three members were on the panel but one left. An email will be sent to see if anyone wants to be on this panel.

6. **GOLF CARTS:** Golf cart regulations will be discussed at the April meeting.
7. **SECURITY:** Also feedback from the community on security cameras at the clubhouse and front gate will be sought at the April meeting. Archie discussed having the locked room at the clubhouse divided in half so that a file cabinet be put in the room. This file cabinet will have all the documents from the Board. Also if cameras are installed at the clubhouse we need an secure area for an DVR. Pat stated he could do the work with the help from volunteers from the community.
8. **DRAINAGE:** The last item discussed was the problems with the drainage on the pipe across the roadway at Ruth Wildings. Keith had an aerial view of the property and it was recommended that a catch basin be installed to solve this problem.

Archie Chinn