

Meeting of Board of Directors
Wed. April 9, 2008

Present: Roxanne Smestad, James Thompson, Mona Vogelaar

Absent: Amy Numedahl (ill),

Russ Emerick (board tried calling him; no answer left a message requesting a call back with no response as of April 12, 2008)

1. Meeting called to order at 7:50pm
2. Minutes of previous general meeting April 4 read, James moved to approve, Roxanne seconded. Minutes accepted.
3. Reviewed Abair's request for sunroom approval. Mona moved to approve, James seconded. Rocky will notify them of approval.
4. Architectural Review Committee. Four volunteers signed up at the April 4 meeting. Three were appointed to the committee to retain an odd number and avoid tie votes: Michael Abair, Jody Thorpe, Julie Pearson. They also live in three different areas of the HOA filing.
5. Reimbursements for HOA expenses made by board members. May 1 is the deadline to get receipts in or reimbursement will no longer be possible.
6. Treasurers' report. James has spent about 30 hours reviewing numbers, and papers since his election last Friday night. He was able to accurately trace items invoiced by Warren Mgt. that don't seem to be valid (ex, interest on paid bills, and the interest accruing interest penalty fees). Pro's and Con's were discussed, and legalities which seem to bind us to payment of some Warren bills, even though they don't appear ethical to us. By removing the February charges and some finances charges from Warren's bill and the dubious items that James could document, we arrive at a \$4,311.20 figure that legitimately Warren can demand and that we cannot defend not paying.
7. After discussing many alternatives, Rocky moved to pursue an offer off this amount to Warren Management, after securing a load/line of credit from Wells Fargo Bank. to Linda and get a loan from Wells Fargo. This would pay off our debt immediately, and if our assessment and special assessment income continues as expected, this Wells Fargo debt would be paid off by July. Mona seconded. The motion passed.
8. It was also decided that we will have an attorney present to represent us when the offer is made to Linda Warren at Warren Management. It will be necessary to have the money in hand when the offer is made to Linda, and the attorney will make sure that a final settlement is declared.
9. Meeting was adjourned at 10:10pm