

CHEROKEE BLUFF COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
May 5, 2010

The Board of Directors of Cherokee Bluff Council of Co-Owners met in a regularly scheduled session at 6:30 p.m. in the clubhouse with the following board members in attendance: Mike Mynatt, Joan Byrd, Robbie Pope, Sandy Weaver, and Vickie Norton. Mary Branson, site manager, was present. Erich & Erika Mecherle were also present. This is the meeting actually scheduled for April 27, 2010 but had to be rescheduled due to scheduling conflicts of a majority of the Board.

Call to Order

The meeting was called to order at 6:35pm by President, Mike Mynatt.
The agenda was amended to include 1952 under Architectural Requests.

Approval of Prior Meeting Minutes

Motion: Approve minutes from the March 23, 2010 meeting.

Made by: Vickie Norton

Seconded by: Sandy Weaver

Approved unanimously

Committee Reports

Physical Plant – Joan Byrd

- Painting the inside of the guardhouse at a cost of \$100 was discussed. Management was directed to ask Ike Rains, maintenance, if he was physically capable of doing the job.
- **Motion:** Hire Black Oak Construction to paint and repair the ceiling of 1907 for \$500.
Made by: Joan Byrd Seconded by: Sandy Weaver **Approved unanimously**
- Unit 1802 termite damage was tabled as there was not any information on it.
- **Motion:** Hire Breeden's Tree Service to remove large magnolia tree behind Unit 2009 for \$225.
Made by Joan Byrd Seconded by: Sandy Weaver **Approved unanimously**

Architectural Review – Joan Byrd

- **Motion:** Approve 2017 construction of arbor over existing patio and deck extension. The Board has requested an additional drawing for the records of the deck extension and any other materials used to be noted.
Made by: Joan Byrd Seconded by: Vickie Norton **Approved with 4 yes votes**
S. Weaver abstained
- **Motion:** Approve Unit 1946 replacement of garage doors.
Made by Joan Byrd Seconded by: Robbie Pope **Approved unanimously**
- 1907 Architectural request to replace wall with an archway. Management was directed to ask the contractor to provide a statement of whether the wall is a load bearing wall and provide certification that the proposed modifications are structurally sound.
- **Motion:** Approve replacement of garage doors and entrance door on Unit 1952. Ratified by e-mail vote.
Made by Joan Byrd Seconded by: Robbie Pope **Approved unanimously**

Finance/Compliance/Audit Committee – Michael Nolan
No report.

Long Range Planning Committee – Mike Mynatt
No report

Appeals Committee – Vickie Norton

- **Motion:** Deny appeal of 1881 due to past record of parking citations.
Made by: Vickie Norton Seconded by: Sandy Weaver **Approved unanimously**
- **Motion:** Deny appeal of 1974 due to owner is responsible for their guests actions.
Made by: Vickie Norton Seconded by: Sandy Weaver **Approved unanimously**

Rules and Regulations Committee – Sandy Weaver

- Mr. Pope stated that the owner of Unit 2012 indicated that there should be more time for comment on Rule change proposals. The proposed Rule changes have been tabled until the May Board meeting to allow additional time for comments.
- Mr. Mynatt suggested that a special forum be set up at the next Board meeting for residents/owners to discuss the proposed Rule changes. The other Board members agreed.
- Management was directed to send out an e-mail blast stating that the proposed rule changes would be taken up at the May Board meeting and a special time would be set up for resident/owners to speak to the changes.

Officer Reports

President – Mike Mynatt
No report

Vice President – Michael Nolan
No report

Treasurer/External Relations – Robbie Pope

- The March 2010 financial treasurer's reports were distributed. The monthly cash flow was at \$1,282 and that this unfavorable variance was due to expenses at \$4,675 above budget primarily related to timing of various items listed in the financial report.
- The interim report from Wells Fargo regarding the reserve account for 2010 reflects \$1862.32 in income, \$991.25 in accrued interest, and \$422.70 in unrealized gains. The account's present value is \$270,048.23.

Secretary – Joan Byrd
No report.

Management Report

- One (1) clubhouse reservation has been made this month.
- There have been seventeen (17) citations issued so far this month.
- Annual pool permit was received and posted.

- Purchased digital camera
- The liability release was prepared by Michael Nolan for Unit 2001 ceiling repair. However, the owner refuses to sign it. Mr. Pope requested from Management the contact information for the son of the co-owner (who serves co-owner under a Power of Attorney) and stated that he would reach out to the son and explain the background of this release in order to hasten a resolution.
- Guardhouse sliding glass door was replaced.
- Unit 1841 painted their own rear addition. However the back door is unfinished and needs to be either painted or stained. Management was directed to send a letter to the owner requesting the door be finished.
- All units that received balcony/patio compliance letters last month have since complied.
- Ike Rains painted water stains on garage ceiling of Unit 1842, replaced the broken gate arm, planted additional monkey grass at rear corner of 1939.
- There are 51 exterior light fixtures at the units' front entranceways, 23 of them plus 5 on clubhouse have been replaced.
- An inventory of the storage room, maintenance shed, and clubhouse was completed on April 15th.
- Fred Harvey repaired valve leak on exterior spigot at 1901. He also performed ceiling repairs and painted in units 2017, 1820, and 2002.
- Eight tennis court light bulbs and one street light bulb were replaced for \$526. The breakers are soft and will be replaced.
- Unit 1853 brought vehicle registration current on car but van in field was towed as it was inoperable and the resident was unable or unwilling to address the situation in a timely manner.
- Garage door replacement. Unit 1952 has replaced their door. Unit 1946 submitted architectural request and it was approved. 1878 and 1962 have contacted the office but have not submitted architectural request yet. 1948 doesn't have the funds to do so presently and is significantly in arrears. 2012 does not think that his garage door needs further repair or replacement and has been tabled until the next Board meeting.
- Management was directed to put power washing under "Unfinished Business" for the next Board meeting and to have a schedule made for doing the power washing.
- **Motion:** The Chairman (President) entertained a motion to pursue collections against Unit 1841.
Made by: Joan Byrd Seconded by: Robbie Pope **Approved unanimously**
There was a brief discussion on setting a threshold of pursuing collections on delinquent maintenance fees but was tabled until the next meeting. It would be put under "Unfinished business" for the next Board meeting.

The following motions by e-mail vote were ratified unanimously

- **Motion:** Approve cable installation in unit 1865 underground along the edge of the unit and up the wall at the rear of the point of access.
Made by: Robbie Pope Seconded by: Michael Nolan
- **Motion:** Approve new pricing given for online vehicle registration service subscription (\$75 annually plus \$2 per inquiry).
Made by: Ted Lundy Seconded by: Robbie Pope

Unfinished Business

No unfinished business

New Business

- Management was directed to send another letter and a warning citation to Unit 2014 concerning trash on their balcony and rear deck. Several letters were sent in the past and were effective.

Open Forum

- Erich Mecherle, Unit 1865, wanted to thank the Board for their quick e-mail vote on his cable issue. He appreciated the help he received. He also wanted to know if there would be any discussions on the proposed pet rule changes. Mr. Mynatt advised him that there would be an active discussion at the next Board meeting on May 25th concerning the proposed rule changes regarding pets.

Adjournment

- The meeting was adjourned at 7:50 p.m.
- The next Board of Director's meeting is scheduled in the clubhouse at 6:30 p.m. on Tuesday, May 25, 2010.

Respectfully submitted by: First Management Services, Inc.
On behalf of the Secretary
For Cherokee Bluff Council of Co-Owners

Approved by Board of Directors _____

Date _____