

CHEROKEE BLUFF COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
June 22, 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, Robbie Pope, Ted Lundy, and Sandy Weaver. Mary Branson, site manager, and Deanna Hill, FMS representative were also present.

Call to Order

The meeting was called to order at 6:33 p.m. by Mike Mynatt.

Approval of Prior Meeting Minutes

Motion: Approve minutes from the May 25, 2010 meeting.

Made by: Ted Lundy

Seconded by: Robbie Pope

Approved unanimously

Committee Reports

Physical Plant -

- **Motion:** Appoint Sandy Weaver as chair of the Physical Plant Committee.
Made by: Ted Lundy Seconded by: Robbie Pope **Approved unanimously**
- Management was asked to place discussion of a community tree replacement plan on the agenda once they receive proposals for said plan.
- **Motion:** The Association will pay \$280.79 for old termite damage repairs at unit 1802.
Made by: Ted Lundy Seconded by: Robbie Pope **Approved unanimously**
- **Motion:** Hire Fred Harvey to repair balcony floor joists at unit 2012 at a cost of \$725.
Made by: Sandy Weaver Seconded by: Ted Lundy **Approved unanimously**

Architectural Review – Ted Lundy

No reviews submitted

Finance/Compliance/Audit – Michael Nolan

Chair not present

Appeals – Vickie Norton

No appeals were submitted. Chair not present

Rules and Regulations – Robbie Pope

- Appointment of a permanent chair for the Rules and Regulations Committee was tabled until the full Board could discuss it and vote on it.

Planning – Mike Mynatt

Robbie Pope reported the Planning Committee met on June 16 with SEI representatives to discuss the June 9 intruder at Cherokee Bluff. The guard who was on duty and failed to respond to the incident was dismissed from SEI. SEI stated their guards would undergo additional training. Mr. Pope requested the e-mail of June 18, 2010 from David Deputy regarding this incident be included with the meeting minutes

(attached). The Planning Committee also discussed filling the vacant BOD member position. Recycling was also discussed. Management was directed to solicit the level of interest in recycling in the next community newsletter.

Officer Reports

President – Mike Mynatt

No report

Vice President – Michael Nolan

Not present

Treasurer/External Relations – Robbie Pope

- The May 2010 financial treasurer's reports were distributed. The May net operating cash flow was (\$724) or \$1,967 below budget. The variance is primarily related to timing of various items listed in the financial report. However, the net operating cash flow is \$5,420 above projections year-to-date through the month of May.
- The interim report from Wells Fargo regarding the reserve account for 2010 reflects \$2,652 in year-to-date income, \$1,000 in accrued interest, and \$3,457 in unrealized gains. The account's present value is \$273,795.
- **Motion:** Transfer \$15,000 from the management account into the reserve account.
Made by: Robbie Pope Seconded by: Ted Lundy **Approved unanimously**

Secretary –

Vacant officer position

Management Report

- No clubhouse reservations were made this month.
- There have been thirty-one (31) citations issued so far this month.
- *Intent of Lien* letters were sent to units 1910, 2011, and 1865 on June 18. Unit 1856 received an *Intent of Lien* letter on May 21.
Motion: File liens on the units 1910, 2011, and 1865 if their accounts remain unpaid on June 28. File a lien on unit 1856.
Made by: Robbie Pope Seconded by: Ted Lundy **Approved unanimously**
- Ike Rains painted the interior of the guardhouse.
- Otis Termite treated a swarm of termites on the patio of unit 1929.
- Breedens promises to remove the leaning pine tree, located just past the guard house, by next week. They are also scheduled to remove the Bradford pear in the island near unit 1843 for \$300. A portion of the pear tree recently broke off and fell on unit 1843.
- Management received a letter from Black Oak Construction that stated the wall in unit 1907 where an arch was to be cut in is not a load-bearing wall.
- Bradford pear trees in the islands were trimmed away from the buildings for \$900, as authorized at the May BOD meeting.
- Mary Branson will be on vacation from September 4 through September 12.
- The owner of unit 1878 wanted the BOD to know she had mosquitoes behind her unit.

- The concrete items behind the maintenance shed are not parking stops as believed by a homeowner. There are approximately twenty concrete splash blocks stored in that area. The BOD did not wish the splash blocks to be thrown out. Parking stops can be installed for \$85 each if a minimum of five are installed. Stephanie Wayland had requested nine be installed at a visitor parking area.
- The wording and style of NO TRESPASSING signs were chosen by the BOD. Robbie Pope and Sandy Weaver will meet with SEI representatives to determine placement of the signs on the perimeter of Cherokee Bluff property. The signs will be ordered after the required number is determined.

Unfinished Business

- The discussion of the garage door of unit 2012 was tabled until the next BOD meeting, due to a lack of a motion pending further discussions with the unit owner.
- Proposed revisions to the Rules and Regulations were tabled until the committee has a permanent chair and until the Pet Sub-Committee has had an opportunity to review the proposed changes and make recommendations regarding same.
- Power washing common areas was tabled until the next BOD meeting.

New Business

- Filling the vacant BOD member position was tabled until a candidate is identified.
- **Motion:** Approve the verbiage of the letter written to Sentron Smith (with a copy to Jamie Niland, assistant public defender) which prohibits Mr. Smith's presence on Cherokee Bluff property.
Made by: Ted Lundy Seconded by: Sandy Weaver **Approved unanimously**
- Ted Lundy led a discussion about more aggressively trimming the Bradford pear trees in the community. Management was directed to have the pear tree trimmed thusly that is slated for removal. The tree trimming will then be evaluated by the BOD.
- Ted Lundy asked that the definitions of Type I, II, and III violations be distributed to the BOD and reviewed by them.

Open Forum

No issues were discussed.

Adjournment

- The meeting was adjourned at 8:15 p.m.
- The next Board of Director's meeting is scheduled in the clubhouse at 6:30 p.m. on Tuesday, July 27, 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 _____