

CHEROKEE BLUFF COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
July 27, 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, Sandy Weaver, Vickie Norton, and Michael Nolan. Mary Branson, site manager, and Deanna Hill, FMS representative were present. Homeowners Rick Miller, Stephanie Wayland, and Erich Mecherle, and guest Ivan Harmon were also present.

City Mayor Candidate Ivan Harmon addressed those present. He introduced himself and summarized why he was a candidate in the City's 2011 mayoral race. Attendees were given the opportunity to ask questions and express concerns.

Call to Order

The meeting was called to order at 6:38 p.m. by Mike Mynatt.

Agenda item 7.d. BOD Member Replacement was moved from Unfinished Business to the beginning of the meeting. Rick Miller expressed interest in filling the open BOD position. Mike Mynatt asked if there were any other interested parties, and none made their interest known.

Motion: Elect Rick Miller to fill the open unexpired term on the BOD formerly held by Joan Byrd. Term expires at the Annual Meeting in 2011.

Made by: Ted Lundy

Seconded by: Sandy Weaver

Approved unanimously

Mr. Miller was provided a BOD meeting packet at this time.

Approval of Prior Meeting Minutes

Motion: Approve minutes from the June 22, 2010 meeting.

Made by: Ted Lundy

Seconded by: Robbie Pope

**Approved with 5 yes votes.
Rick Miller and Michael Nolan
abstained.**

Committee Reports

Physical Plant – Sandy Weaver

- Management was asked to provide the BOD with a summary bid sheet on projects rather than making copies of the individual bids for every board member at monthly meetings.

- **Motion:** Hire Sentinel Builders to replace rotten siding at rear corner downspout of unit 1913 at a cost of \$425.

Made by: Sandy Weaver

Seconded by: Robbie Pope

Approved unanimously

- **Motion:** Hire Fred Harvey to replace rotten siding around rear windows of unit 1952 at a cost of \$760.

Made by: Robbie Pope

Seconded by: Michael Nolan

Approved unanimously

- **Motion:** Authorize Volunteer Lawn to place up to three boulders at entrance to side service drive in order to prevent access to the drive. Cost to be \$100 per boulder.

- Made by: Sandy Weaver Seconded by: Ted Lundy **Approved unanimously**
- Previously approved island replacement trees have been dogwoods, hollies, red maples, and crepe myrtles. The Physical Plant Committee will discuss a reduced number of choices and will make a recommendation to the BOD at a later date.
 - Stump removal on the bank behind the guardhouse was deferred until the Physical Plant Committee meets and develops a recommended RFP for the bank (e.g., landscaping or feature).

Architectural Review – Ted Lundy

- **Motion:** After the account of unit 1948 is brought current, approve request to replace garage doors to match other units. Cherokee Bluff paint colors to be used on the garage door and door trim.
Made by: Robbie Pope Seconded by: Sandy Weaver **Approved unanimously**
- **Motion:** Do not approve request of unit 1948 regarding rear deck at this time. Management should send an instructional letter to owner asking that owner follow the due process in place regarding ARC requests.
Made by: Robbie Pope Seconded by: Sandy Weaver **Approved unanimously**

Finance/Compliance/Audit – Michael Nolan
No report.

Appeals – Vickie Norton
No appeals were submitted this month.

Rules and Regulations –

- Appointment of a permanent chair for the Rules and Regulations Committee was tabled until Michael Nolan could consider his level of interest in the position.
- Pet Sub-Committee – Stephanie Wayland
The Pet Sub-Committee met on July 12. Attendees concurred they wanted Cherokee Bluff to be a pet-friendly community. The committee members want to foster positive attitudes toward pets and pet ownership. They discussed, among other things, damage deposits, pet welcome baskets, modification of current pet rules, and pet area locations. They presented a draft Pet Agreement. The BOD provided some guidance on what they would like the committee to consider. A workshop for the Pet Sub-Committee and the BOD will be held in October or November of this year with a view to new policies being brought before the Co-Owners at the Annual Meeting in early 2011 for consideration.

Planning – Mike Mynatt

Robbie Pope reported that the Planning Committee met on July 21. They discussed the unauthorized deck construction at unit 1948, the open BOD seat, and the idea of Ivan Harmon addressing Cherokee Bluff residents at the July BOD meeting. Mr. Pope also reported Phase I of the installation of signage (e.g., No Trespassing, No Soliciting) at critical locations around the community had been completed. This enhances Cherokee Bluff's ability to prosecute those who enter the grounds but are not authorized to do so.

Officer Reports

President – Mike Mynatt
No report

Vice President – Michael Nolan
No report

Treasurer/External Relations – Robbie Pope

- The June 2010 financial treasurer's reports were distributed. The June net operating cash flow was \$11,411 or \$11,635 above budget for the month. During the month, \$15,000 was moved from the management account into the reserve account. This transfer of funds represents approximately half of the amount the current Replacement Schedule indicates should be placed in the reserve account each year in order to meet Cherokee Bluff's long-term capital requirements.
- The interim report from Wells Fargo regarding the reserve account for July 2010 reflects \$3,743 in year-to-date income, \$1,335 in accrued interest, and \$5,468 in unrealized gains. The account's present value is \$290,790.

Secretary –
Vacant officer position

Management Report

- One (1) clubhouse reservation was made this month.
- There have been thirty-four (34) citations issued so far this month.
- *Intent of Lien* letters were sent to units 1910, 2011, 1856, and 1865 in June. Each of these units paid their account balances down below the level set to file liens at \$500. Therefore, no liens were filed this month.
- An *Intent of Lien* letter was sent to unit 1874.
Motion: File lien on the unit 1874 if their account remains unpaid on July 30.
Made by: Robbie Pope Seconded by: Vickie Norton **Approved unanimously**
- The account for unit 1948 was turned over to the community's collection attorney for pursuit on the lien.
- Ike Rains replaced a pool light on July 8. He also removed a large limb that fell in front of unit 1900 on July 6.
- Otis Termite conducted the quarterly inspection of the bait stations on July 22. Termite activity was found at stations near units 2005, 1919, 1856, 1841, and the clubhouse.
- Breeden's Tree Service removed the leaning pine tree, located just past the guard house. They also trimmed the Bradford pear in the island near unit 1843.
- Management received confirmation that the account to look up vehicle license numbers online was set up successfully.
- Volunteer Lawn repaired a break in the water pipe at the garden area. They also removed large limbs that fell behind unit 2000 and near the guardhouse.
- A pool inspection was conducted on July 8 with a 96% passing grade.
- The drywall repairs and painting in the bath area of unit 2001 related to a roof leak were completed and owner and owner's Attorney-In-Fact/son indicated satisfaction.
- Management is gauging resident interest in recycling, via the community newsletter.
- During July, a family of four coyotes was sighted near the guardhouse and in the basin coming up the hill. Management sent out an e-mail blast to notify Cherokee Bluff residents.

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 _____