

CHEROKEE BLUFF COUNCIL OF CO-OWNERS  
BOARD OF DIRECTORS MEETING  
August 24, 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, Rick Miller, and Vickie Norton. Mary Branson, site manager, and Deanna Hill, FMS representative were present. Homeowners Glynis Moore, Grace Tramel, and Diana Mercier were also present.

Call to Order

The meeting was called to order at 6:35 p.m. by Mike Mynatt.

Approval of Prior Meeting Minutes

**Motion:** Approve minutes from the July 27, 2010 meeting.

Made by: Ted Lundy

Seconded by: Rick Miller

**Approved unanimously**

Committee Reports

Architectural Review – Ted Lundy

- **Motion:** Approve unit 1800's request to replace their rear patio door with a similar almond door (picture distributed).

Made by: Ted Lundy

Seconded by: Rick Miller

**Approved unanimously**

- Table unit 1879's request to install a spigot on their rear wall until the next meeting due to lack of information.

- **Motion:** Approve unit 1870's request to replace two garage door panels and repair an interior garage door mechanism.

Made by: Ted Lundy

Seconded by: Robbie Pope

**Approved unanimously**

Finance/Compliance/Audit – Michael Nolan

Chair not present

Appeals – Vickie Norton

- **Motion:** Deny the appeal of units 1865/1870 with regards to parking in front of unit 1870 overnight.

Made by: Vickie Norton

Seconded by: Ted Lundy

**Approved with 4 affirmative  
Rick Miller abstained**

Rules and Regulations –

- **Motion:** Elect Rick Miller as chair of the Rules and Regulations Committee

Made by: Robbie Pope

Seconded by: Ted Lundy

**Approved unanimously**

- Pet Sub-Committee – Stephanie Wayland

Chair not present

Planning – Mike Mynatt

Robbie Pope reported that the Planning Committee met and discussed service fees on combined units. He also volunteered to apply for a \$30,000 grant available from DOW (Rohm and Haas). Cherokee Bluff's improvement to their community entrance technically qualifies for the grant.

Physical Plant – Sandy Weaver

- **Motion:** Hire Breeden's Tree Service to remove cherry tree behind unit 2017 and remove two hackberry limbs hanging over Cherokee Bluff entrance sign for no more than \$250. Hire Breeden's Tree Service to remove dead white pine at tennis court parking area for no more than \$500. Defer removal of white pine on community entrance bank until the feature project is undertaken.

Made by: Robbie Pope

Seconded by: Ted Lundy

**Approved unanimously**

Officer Reports

President – Mike Mynatt

No report

Vice President – Michael Nolan

Officer not present

Treasurer/External Relations – Robbie Pope

- The July 2010 financial treasurer's reports were distributed. The July net operating cash flow was \$6,326 or \$3,746 above budget for the month. The positive variance was due to disbursements coming in at \$4,242 below budget. There were no capital improvements funded in July. The ending balance in the management account was \$58,725. The ending balance in the reserve account was \$290,255.
- The interim report from Wells Fargo regarding the reserve account for August 2010 reflects \$4,182 in year-to-date income, \$954 in accrued interest, and \$7,661 in unrealized gains. The account's present value is \$293,749.

Secretary – Vickie Norton

No report

Management Report

- Five (5) clubhouse reservations were made this month.
- There have been forty-three (43) citations issued so far this month.
- **Motion:** File lien on the unit 1856.  
Made by: Robbie Pope                      Seconded by: Ted Lundy                      **Approved unanimously**
- Mary Branson is preparing for Boomsday.
- Ms. Branson will be on vacation from September 4 through September 12. Pat Proffitt will fill in from 8:30 to 12:30 on September 7, 8, and 9.
- Only two units have had termite activity identified more than once in the quarterly termite inspections performed by Otis Termite. They are units 1841 and 1859.
- Ike Rains is continuing his scheduled power washing of the community's walkways.
- A large limb fell at the island between units 2015 and 2017 on July 28<sup>th</sup>. Sandy Weaver arranged to have Allied Tree Service remove the tree since it was blocking the garage doors of both units.
- Robbie Pope requested that Volunteer Lawn trim vines on trees behind units 1873 and 1913. Volunteer Lawn also placed two boulders at the service road entrance for \$200.
- Pool inspection was conducted on August 12<sup>th</sup> with a score of 92%.
- Fred Harvey repaired roof leaks at units 1857, 1921, and 2007.

- Ike Rains replaced security lights at units 1886, 1911, and 1934 and one on the pool deck. He also installed an exterior light at unit 2021. He trimmed vines from tree at community entrance at Cherokee Trail.
- Twenty (20) units have expressed an interest in recycling.
- One of the newer blue chairs was taken from the swimming pool area over the weekend.
- Report on annual slope monitoring conducted on July 1<sup>st</sup> was received. Two inclinometers reflected no significant movement. The third inclinometer, located at units 1940 and 1942, continues to produce erratic and inconclusive results. The recommendation is to abandon the third inclinometer and install a new one at an estimated cost of \$12,000 to \$15,000. The BOD wishes to continue with monitoring the two working inclinometers – they do not wish to install a new inclinometer at this time.
- **Motion:** Ratify interim e-mail vote to approve unit 2020’s request to install satellite dish on rear wall of unit. Interim motion made by Ted Lundy. Affirmative votes by Robbie Pope, Michael Nolan and Vickie Norton.  
 Made by: Robbie Pope                      Seconded by Vickie Norton                      **Approved unanimously**

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.

New Business

- The *Request for Proposal* for the beautification of the community entrance was briefly discussed.

Open Forum

- Diana Mercier introduced herself and expressed appreciation for residing at Cherokee Bluff.
- Glynis Moore asked the BOD to consider updating the fitness equipment in the clubhouse.

Adjournment

- The meeting was adjourned at 7:35 p.m.
- The next Board of Director’s meeting is scheduled in the clubhouse at 6:30 p.m. on Tuesday, September 28, 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 \_\_\_\_\_