

CHEROKEE BLUFF COUNCIL OF CO-OWNERS  
BOARD OF DIRECTORS MEETING  
February 22, 2011

The Board of Directors of Cherokee Bluff Council of Co-Owners met in regular session at 6:30 p.m. in the clubhouse with the following board members in attendance: Mike Mynatt, Sandy Weaver, Dianna Mercier, and Glenis Moore. Mary Branson, site manager, and Deanna Hill, FMS representative were present. Stephanie Wayland, homeowner; and Michelle Eigner, homeowner were also present at the meeting.

Call to Order

The meeting was called to order at 7:00 p.m. by President, Mike Mynatt.

Approval of Prior Meeting Minutes

- **Motion:** Approve minutes from the January 25, 2011 regular BOD meeting, and approve the minutes from the February 8, 2011 organizational BOD meeting.  
Made by: Vickie Norton                      Seconded by: Dianna Mercier                      **Approved unanimously**

Committee Reports

Physical Plant – Sandy Weaver  
Chair not present

Architectural Review – Ted Lundy  
Chair not present

Finance/Compliance/Audit – Michael Nolan  
Chair not present

Appeals – Glenis Moore

- **Motion:** Deny the appeal of unit 1852 regarding fines incurred for having a dog on the premises without a leash and for same dog to be barking while unattended.  
Made by: Vickie Norton on behalf of the appeals committee  
Seconded by: Glenis Moore                      **Approved unanimously**

Rules and Regulations – Ted Lundy

- Chair not present
- Pet Sub-Committee – Stephanie Wayland  
**Motion:** Approve the use of the proposed Cherokee Bluff Pet Registration and Pet Owner Agreement. Authorize the purchase of four pet waste stations. Provide the pet sub-committee with \$150 of initial funds to provide Pet Welcome Kits to new residents. Approve the implementation of the DNA testing of pet waste, and authorize the purchase of ten to fifteen DNA kits.  
Made by: Stephanie Wayland as chair of the Pet Sub-Committee  
Seconded by: Vickie Norton                      **Approved unanimously**
- Management was directed to request that Mr. Lundy to prepare needed revisions to the Rules and Regulations, due to the change in pet policies.

#### Planning – Mike Mynatt

The committee discussed the proposals received for improving the entry area near the front gate. A meeting, to discuss the proposals, is scheduled for March 6, 2011 at 6:00 p.m.

#### Officer Reports

President – Mike Mynatt

No report.

Vice President – Michael Nolan

Officer not present

Treasurer – Vickie Norton

The January 2011 financial treasurer's reports were distributed.

Secretary – Dianna Mercier

No report.

#### Management Report

- The annual membership meeting was held on February 8, 2011. A quorum was represented, and new BOD members were elected.
- Two (2) clubhouse reservations were made this month.
- There have been twenty-two (22) citations issued so far this month.
- A lien was filed on unit 1802 for nonpayment of service fees and/or fines.
- Exterior lighting with motion sensors was installed outside of the tennis court this month.
- Management was told by Otis Termite and by Arrow Exterminating that the companies would not provide carpenter ant protection for the HOA at multiple units within a community. They would, however, provide individual protection contracts for homeowners. Homeowners would need to contact them directly for cost estimates.
- The security deposit account was closed this month, per the BOD directive. \$6,588 was transferred from the closed account to the reserve account at Wells Fargo.
- Repair work was completed this month on unit 1938. Otis Termite re-treated the unit to prevent termites.
- The community view trim began on January 31<sup>st</sup>.
- Sand will be replaced in the swimming pool filter system by Sequoyah Pool for \$475.
- The BOD directed Management to discontinue the recycling service on unit 1856 because the homeowner has not reimbursed the HOA for the costs of its use.
- **Motion:** Provide a 30-day written notice to discontinue use of Arrow Exterminating for the community's pest control service. Authorize Management to enter into an agreement with Otis for the community's pest control at \$275 per month. This represents a savings for the same service level.  
Made by: Vickie Norton                      Seconded by: Dianna Mercier                      **Approved unanimously**
- **Motion:** Begin using Sequoyah Pool, at \$55 per trip, to maintain the swimming pool during the pool season. Chemicals used would be an additional cost.  
Made by: Vickie Norton                      Seconded by: Glenis Moore                      **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.

- The discussion of the plan for emergency access to unoccupied units was removed from the agenda, due to a lack of a motion.
- S&ME Engineering Integrity inspected the exterior of unit 1865 and the ground surrounding the unit. Their written recommendation reported no obvious signs of slope distress. They recommended a cosmetic fix for the concrete patio and the stone masonry veneer on the wall. The BOD is prepared to move forward with the recommended cosmetic repairs once the homeowner signs a waiver stating they understand the HOA is not responsible for any damage to items that were not original construction (i.e., patio tiles). Management was instructed to send a letter to the homeowner stating same.

#### New Business

- The March and April BOD meetings will be held on the fourth Thursday of the month, rather than the fourth Tuesday of the month. Future meeting dates will be evaluated at the April meeting.
- Mr. Mynatt asked that the exterior can lights be replaced with the newer style of exterior fixtures within the next two months. He also expressed his opinion that the exterior lights controlled by photo cells either have a brown amber hue or are bright white, and he does not feel that either cast looks attractive.

#### Open Forum

No new discussions were introduced from the floor.

#### Adjournment

- The meeting was adjourned at 8:15 p.m.
- The next Board of Director's meeting is scheduled in the clubhouse on Thursday, March 24, 2011 at 6:30 p.m.

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 \_\_\_\_\_