

SMEPOA Board Meeting Minutes, April 9, 2011, 10 AM, Fire Station #8

Attending: Mike Moran, Jeff Kirves, Bonnie Lovejoy, Mark Buchheim, Dennis Leath, Jerry Carter, Anita Jolly, Pat Davis and Clayton Preble

Minutes from the last meeting of February 26 were read and approved as written. MSA

Treasurer's Report: Mark reported the bank balance is \$61,409.43. The contractor who had damaged a guard rail has paid the requested \$100. The bill from Herman Clark to prepare "Agreement to Terminate Additional Covenants" was presented and approved. The treasurer's report was approved. MSA

Roads: Dennis presented a \$50,600 proposal from Watson Paving for resurfacing approximately 3600 feet of Lower Sassafras Pkwy and about 10 patches of Upper Sassafras. Motion to accept carried unanimously. Dennis and Kris Lovejoy have repaired the damaged guard rail. Dennis said there may be a need for some shoulder work following paving. The board requested that Dennis draft a letter asking for contributions for completion of paving as this is the final year of the 7-year road maintenance plan which was begun in 2005.

Legal: Mike reported that a deposition of Sammie Hawkins is to be scheduled. The "Agreement to Terminate Additional Covenants" is in the final draft stage. Bonnie was directed to review, prepare and mail them by Wednesday April 13. Mike will complete a cover letter to accompany them. They will be sent to each owner of the 83 submitted lots. The owner will have a one-page document to sign and return to Clark and Clark, along with a check for \$25 by the deadline of May 13 if he/she wishes to terminate the lot from the Additional Covenants. Otherwise, the owner may record the document individually and pay the recording costs, or the owner may choose not to act.

Annual Meeting plan: Mike will compose a letter to call the meeting. Bonnie will prepare the proxies and ballots. Mark and Dennis will prepare budgets. Bonnie will oversee the preparation and mailing by April 23. The meeting is scheduled for Sat. May 14 at 10:30 at the Fire Station on Monument Road. Clayton has reserved the fire station. Everyone is directed to bring a chair to the meeting. Bonnie has notified Herman Clark of the date of the meeting. The nominees were discussed for the board election. Mark was directed to conduct an audit.

The meeting was adjourned at 11:40. The next board meeting will be an hour before the annual meeting.

Submitted by Bonnie Lovejoy, Secretary