

SMEPOA Board Meeting Minutes September 11, 2010, Moran home 10 AM

Attending: Mike, Jeff, Bonnie, Mark, Dennis, Pat, Anita and Clayton

Absent: Jerry Carter

Minutes from the August 14 board meeting were read and approved as corrected. MSA

Financial: Mark reported that 27 owners (representing 31 lots) have paid voluntary assessments for this fiscal year. We have a balance in checking and saving of \$59,872.83. Motion to accept Treasurer's report carried. MSA

Road Committee: Mark reported that the committee has met twice and explored ideas for the future of the association. Discussion included the continuing need for funds to provide mowing, insurance premiums, emergency contingencies and attorney expenses.

Dennis moved that the board rescind its previous recommendation to transfer roads to Dawson County; seconded by Pat Davis. In discussion Clayton said that there is no existing option to transfer roads because he has taken that off the table. Dennis said he feels the previous board vote to recommend the transfer was made with misinformation. Mark said that he believes the board has over-communicated to the owners and caused "fatigue" with letters that are too lengthy, and that owners have stopped paying attention to them. He suggested that our next letters be very brief and to the point, explaining what direction we are going in the future. Voting Yes: Jerry Carter (by proxy), Mike, Jeff, Bonnie, Mark, Dennis and Pat. Voting no: Clayton and Anita.

Pat suggested using available funds to do some paving. Dennis said that we don't have enough money to complete Upper Sassafras, but we should pave part of Lower Sassafras at this time. Pat moved that we wait till we have enough money to complete paving a whole road. Motion seconded. Discussion: Mark and Bonnie both said it is best to wait till we have enough money to completely pave the areas that have not yet been resurfaced. The vote was: Yes, Mike, Jeff, Bonnie, Mark, Pat, Anita. No, Dennis. Abstain, Clayton.

Insurance: Mark reported that Mike Jolly has secured a replacement liability insurance policy for SMEPOA for \$1440 per year.

Legal Update: An email vote was taken on August 24, in which Mike received unanimous approval to engage the services, not to exceed \$1000, of an attorney to provide an opinion on the options for the future of the subdivision. Mike reported that he and Clayton subsequently had a meeting with Attorney George Nowack. Mike stated that he has requested a memorandum from Nowack regarding the meeting. Mark moved that we engage Nowack to work on a redesign of the association. The motion was seconded and carried unanimously. NOTE: FOLLOWING THE MEETING, Dennis contacted all board members and stated that he wished to change his vote to NO.

Next Meeting: Saturday October 23, 10 AM at the Preble home

The meeting was adjourned at 11:50 AM.

Submitted by Bonnie Lovejoy, Secretary