

MINUTES
BOARD OF DIRECTORS MEETING
CORDOVA CLUB OWNERS ASSOCIATION
Cordova Country Club, Thursday March 20, 2008 7:00PM

- The meeting was called to order by the President after it was determined that a quorum was present.
- The minutes of the January 10, 2008 meeting were approved per e-mail distribution to all Directors of record.
- The Treasurer's report as of February 29, 2008 was reviewed and approved.
- Bob Simpson and Gale Reeves presented the 2008-2009 Budget. A motion was made and unanimously approved to accept the 2008-2009 budget with not increase in dues.
 - Collection Policy:
 - ❖ \$25.00 late fee after April 15 or 30 days after mailing date of statements
 - ❖ \$50.00 late fee after May 15 or 60 days after mailing date of statements
 - ❖ \$500.00 fine and a lien will be placed on the property if dues and late fees not paid by June 15th or 90 days after mailing statements
 - ❖ The account will be turned over to a Collection Agency for remediation
 - ❖ All late fees must be paid unless waived by the board.
 - ❖ Payment of dues after April 15 does not relieve the owner's obligation to pay any and all late fees owing.
- The association will make every effort to assure that dues statements are mailed to the owners in a timely manner. It is also not responsible for incorrect addresses and/or Owner's names. It is the responsibility of the owners to inform the Treasurer of any corrections or changes in addresses or ownership.
- **Old Business**
 - o Annual Meeting Attendance:
 - 96 Homes represented
 - 9 Proxies carried
 - o Pete Decker – Status of Legal Actions:
 - Annexation – A court date should be set in August or September if a summary judgment is issued. If this is successful they cannot annex again for 24 months (applicable to Fairway Forest)
 - Renter's Resolution – The homeowner whom we were pursuing for violation of the Renter's Resolution is due to go into foreclosure in April.
 - City Ordinance (Sex clubs) – city has tabled passage of a new ordinance in expectation that they county ordinance will be overturned in the courts.
- **New Business**
 - o Doug Nunnery presented the Nominating Committee Report. He presented the slate of Officers below and requested nominations from the floor. No other

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- o nominations were presented. A motion was made and unanimously approved to elect the following officers for 2008-2009:
 - President – Pete Decker
 - Vice – President – Jim Simpson
 - Treasurer – Bob Simpson
 - Secretary – Paula Price

- o Pete Decker accepted the resignation of Robert Piadade from the Architectural Committee. A motion was made and unanimously approved to appoint Mike Bullard in his place.

Other members of the Architectural Committee are:

 - Kim Hightower – Chairman
 - Cindy Mitchell
 - Ronnie Gilbreath
 - Charlie Schmidle
 - Bob Simpson

- o Jay Couture - Compliance Report – no new information to report.
 - o No Homeowners appeared to appeal their fines.

- o Jo Ann Solomon reported on the Cordova Leadership Council meeting. The Council is working to beautify the Cordova area. They are working to prevent zoning changes and other issues that could negatively affect the community.

- Committee Report Q & A
 - o Architectural – approvals have been given for painting and new roofs (due to recent storm damage)
 - o Welcoming – The new procedure utilizing the letter has not worked well based upon the number of responses received. Doug will work to develop another procedure.
 - o Website – No report.
 - o Neighborhood Watch – Due to the recent snowfall, footprints were seen in the snow in the Fairway Forest area outside of windows. This is an indication that someone is in the area casing the homes.
 - o Crystal Lakes Gates – the software problem has not been solved.
 - o Mirror Lakes – One gate at the Cordova Road entrance is currently waiting for repair.
 - o Roads & Sewers - A discussion was held regarding the cost of asphaltting the Crystal Lake and Mirror Lake roads. It was decided that a wheel would be rented and the length of roadway involved would be calculated. Doug will use this information to obtain quotes on the work.

This information will be used make a comparative analysis to the current escrow balances. Further discussion will be held after the information is obtained.

Doug is attempting to locate a company to repair the potholes in both areas.

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- Landscape – see attached report. A discussion was held regarding the sodding requested on one of the Cordova Road islands. The general consensus was that the erosion on the Fairway Forest side of Cordova Road was worse. Bobbi will be contacted for further discussion with Turf King. A question arose regarding our responsibility for the rail fence in the same area. The PUD map will be reviewed.
The condition of the painting on the gazebo and the shrubbery on the Traffic Islands came up. Both items will be looked into.
 - Calling Post - it was suggested that a calling post be done to remind the homeowners about spring landscaping and the dues.
 - Legal Matters
 - John Dotson reported that homeowners who ignored parking, garbage and other CCR's would be pursued in the courts. He has several that next week he will seek a default judgment.
 - Bob Simpson held a discussion regarding CCR 13.3 Assessment Reserves. Under discussion was the issue of the allocation of escrow funds to specific accounts for the benefit of each area paying into an escrow fund. Bob brought up the following for discussion:
 - 1) Eliminate the escrow fund allocations specifically
 - 2) Revise the dues structure to be even in all areas of the PUD
 - 3) Set up a “deferred maintenance” account for the entire PUD
 - 4) Determine how much it will cost to replace the roads in Crystal Lakes and Mirror Lakes
- John Dotson noted that the Association Owners are responsible for the upkeep of the roads and lakes. Those homeowners within Crystal and Mirror Lakes pay a premium for living within these areas.
Further discussion will be held on this matter.

Next Meeting Date: Thursday May 22, 2008

Adjourn