

MINUTES
BOARD OF DIRECTORS MEETING
CORDOVA CLUB OWNERS ASSOCIATION
Cordova Country Club, Thursday May 22, 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 March 20, 2008 meeting were approved per e-mail distribution to all Directors of record.
- The Treasurer's report as of April 30, 2008 was reviewed and approved.
 - Gale Reeves reported on the status of the 2008 Dues collections:
 - 100 first late notices were sent
 - Of those approximately 30 paid
 - Second notices are ready to be mailed
 - Gale also reported that there was some confusion regarding the wording in the Collection Policy as it relates to "30 days after mailing date of the statements". She also noted that the Association had received a number of NSF checks. After discussion, a proposed revision to the Collection Policy will be presented at the next meeting for review and vote.
 - - 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**
 - Doug Nunnery reported on the estimation of road work expense that he researched for Crystal Lakes, Mirror Lakes and Palmina Cove. The work would be ½" asphalt laid to grade. The estimate is:
 - Crystal Lakes - \$ 113,000
 - Mirror Lakes - \$ 55,650
 - Palmina Cove - \$ 26,300

MINUTES
BOARD OF DIRECTORS MEETING
CORDOVA CLUB OWNERS ASSOCIATION

A total of \$195,000 and adjusted to 5% inflation would total \$272,000 in 2015. Doug noted that the timeline as to when the work will be required to be completed will depend upon the quality of the original work. Currently Mirror Lakes has issues with the base that was laid.

- o Discussion continued regarding the allocation of the escrow funds. It appears from Doug's information that sufficient escrow funding exists for paving work in the future. John Dotson has advised that the Association actually owns the lakes, gates, roads (within gated areas) and that it, not the individual areas of the development (ex. Crystal Lakes residents), would be directly responsible for funding the work. Due to the length of the discussion, a decision was tabled until further discussion could be held.
- o Pete Decker followed up on a concern raised at the last meeting regarding the sodding of the north side of Cordova Road (backing the Emerald Green/Fairway Forest area) which would result in the removal of the split rail fencing. This will also facilitate the mowing outside of the fencing and eliminate future repair expense. One homeowner does not have privacy fencing in this area. Pete will review the platt plan and report back at the next meeting.

• **New Business**

- o Motion was made by Doug Nunnery and unanimously by the Board to repair potholes in Crystal Lakes (\$384) & Mirror Lakes (\$2196 net) for a total of \$2580.
- o Pete Decker reported that a motion for a summary judgment regarding the Countrywood annexation is to be made in June. If approved by the judge, no annexation could be made for two years. The new City Council believes that there is a 20 year payback for services and is generally not interested in new annexation.
- o Lee Crouch informed the Board that the owner of a lot on Turtle Walk was interested in selling the land to the Association for use as a Common Area. Pete Decker noted that although the Association may be in need of a playground, a location within a gated part of the development would not be conducive to general use by the homeowners.
- o No homeowners showed up to appeal their fines. Pete Decker commented that compliance is becoming a bigger and bigger issue and the burden of running compliance duties is growing. He requested that all Board members participate by reporting compliance issues to the compliance phone number.

MINUTES
BOARD OF DIRECTORS MEETING
CORDOVA CLUB OWNERS ASSOCIATION

Pete also requested that a Compliance Committee be formed to organize the compliance system of writing letters, maintaining a tickler file and photos
The Committee will consist of: Jay Couture, Roy Cook, Doug Nunnery, Jo Ann Solomon and Russ Mier.

In addition, accurate information must be forwarded to bookkeeping so that the accounts receivable can be properly recorded and liens filed correctly.
Bob Simpson, Gale Reeves and Jim Simpson will review these procedures.

- Committee Reports
 - Architectural – Kim Hightower reported that 14 requests have been received for roofs, painting, windows etc
 - Welcoming – Doug Nunnery reported that the Welcoming letters resulted in few responses. Currently he has 6 people helping visit new homeowners. He has confirmed 530 out of 596 phone numbers.
 - Website – No information to report
 - Neighborhood Watch – Jay Couture reported that there was an incident on Links View West in which a person on a motorcycle pointed a gun at a homeowner. The person was arrested, but we have no further information.
 - Crystal Lakes – No information to report
 - Mirror Lakes – No information to report
 - Roads & Sewers - Lee Crouch reported that the pothole repair appears successful.
 - Landscape - Bobbi Rodgers made a motion which was unanimously approved to pay a \$100.00 per month fuel charge for Turf King.
 - Calling Post – No information to report

- Legal Matters – John Dotson had nothing new to report

Next Meeting Date: Thursday September 25, 2008

Adjourn