

MINUTES  
BOARD OF DIRECTORS MEETING  
CORDOVA CLUB OWNERS ASSOCIATION  
Cordova Country Club, Thursday September 10, 2009 7:00PM

- The meeting was called to order by the President after it was determined that a quorum was present. (14 out of 25 of Directors present)
- All Members present were given copies of the minutes from the last meeting, as they arrived. The minutes were read and approved as submitted.
- The Treasurer's report as of October 31, 2009 was reviewed and approved. Gale Reeves Reported the arrangement we have with our attorneys is working well. Money is coming in on a regular basis.
  - The Collection Policy was read into the Minutes:
    - ❖ \$25.00 late fee after April 15
    - ❖ \$50.00 late fee after May 15
    - ❖ \$500.00 fine and a lien will be placed on the property if dues and late fees not paid by June 15<sup>th</sup>
    - ❖ 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.
- Two leaks in the south lake have cost us unexpected expenses this year.
- Many of the signposts throughout the area are beginning to rot or deteriorate and will need to be replaced. Nunnery will price steel; fiberglass and wood posts for cost vs life. comparison.
- **Old Business**
  - o Pete Decker gave an update on the annexation situation.
  - o Pete announced that 1/3 of the members of the board would resign at year-end. (Per Codes & Covenants) They will be replaced by an equal amount of returning members or the Nominating Committee, headed by Kim Hightower, will nominate replacements if some current Directors determine they will not be able to serve for 3 more years.
- **New Business**
  - o A lengthy discussion developed about the number of abandoned properties in C.C. It appears that some lending institutions are refraining from going through the foreclosure

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process for “some” reason. As the lawn and flowerbeds are left unattended neighbors are calling CCOA to do something about it. The expenses we incur are left on our books as a receivable. Then when a foreclosure is finally completed, the Association loses our investment.

A plan is being formulated to allow CCOA to recover those expenses from the lending institutions.

o **Committee Reports**

- o Architectural Kim out of town. Reported everything working OK
  - o Landscape Report emailed to Directors  
Bobbie Rodgers reported Christmas lights are being installed.
  - o Compliance No Report
  - o Welcoming Committee No Report
  - o Website Jay Couture gave short report.
  - o Neighborhood Watch No Report
  - o Crystal Lakes Gates All working OK
  - o Mirror Lakes Gates Mirror Lake Exit Gate at Portside not working tonight.
  - o Roads and Sewers Some road work will be required in Crystal Lakes AND in Mirror Lakes. We may have to wait until spring.
- Lee Crouch brought up some problems regarding a property on Grace Ann Court. This property had gone through a foreclosure, which was later set aside by the court. It can not be determined who the actual owners is since the Tax Assessor’s office has one name and the County Register’s Web Page shows another. The property is a real eyesore. John Dotson will utilize the sources from his law office to find out who, in fact, the legal owner is. We can then proceed with our Standard Operating Procedures to bring the property into compliance.
  - Legal Matters - no legal matters were addressed.

Next Board Meeting Date: Thursday January 14, 2009

Annual Owner’s Meeting Date: Thursday February 11, 2010

Lee Crouch made the motion to adjourn. Russ Mire seconded the motion.