

HEREFORDSHIRE CONDOMINIUM ASSOCIATION
Board Meeting Minutes
January 9, 2010

The meeting was called to order at 11:00 am.

Board Members present were Brent Greenwood, Bud Carnahan, Jim Petteys and Doug Zollinger. Also present was Jan Carnahan, secretary to the board.

APPROVAL OF MINUTES:

Jim Petteys moved to approve the minutes of the December 3, 2009 Board Meeting. Bud Carnahan seconded. The vote was unanimous.

Action: Jan Carnahan, board secretary, will email copies of the minutes, as well as the Attachment to the minutes, to those on the distribution list.

FOLLOW-UP ON ACTION ITEMS FROM PRIOR BOARD MEETINGS:

1. Lawsuit update on Unit 125, Kathy French: Brent Greenwood contacted attorney Richard Jones and he said he has not heard back from her attorney.
2. Amendment to the CC&Rs regarding restriction on rentals: Brent sent a modified copy of an Amendment (which was originally written by attorney Richard Jones for another condo association) back to him for legal review. However, this matter has been put on hold in view of the letter of December 23, 2009 from Ray Kimber's attorney (see item #4 under New Business).
3. Security light between Units 139 and 140:
Action: Jim Petteys will check to see if it needs a new bulb. If that is not the problem, Brent Greenwood will call the electrical contractor who did our previous electrical work.
4. Parking problem on the west row (vehicles being parked improperly in front of units):
Action: Jan Carnahan will see how other condo associations enforce parking regulations (warnings, fines, etc.) Then the Board will send out a parking map and notice to owners/residents.
5. Replacing one shed door on Unit 104 and installing new hardware at the owner's expense:
Action: Bud Carnahan is to send an email to Ray Kimber saying the Board has been unsuccessful in getting the contractor to come and replace the door because he does not want to install an upgraded door and hardware (as requested by the owner), and authorizing the owner him to install a new door and hardware with the Board reimbursing him for the cost of a "standard quality" replacement door. (He previously agreed to pay for the upgraded hardware.)
6. Bee problem at #132:
Action: Now that the bees are dormant, Doug Zollinger will replace the insulation and wood covering, and paint it.
7. Rain gutters leaking at #111:
Action: Doug Zollinger will check the rain gutters and clean them out, if necessary.
8. Fence slats on west row:
Action: Jerry Walters is to give the phone number of the contractor to Jim Petteys so Jim can order replacement fence slats in the spring.

NEW BUSINESS:

1. Ray Kimber sent an email asking if the Board would start recording their meetings. After discussion, Jim Petteys moved that Board meetings not be recorded. Brent Greenwood seconded. The vote was unanimous.
2. Board Meeting Procedures: There is nothing in the CC&Rs regarding notifying owners of Board Meetings. If an owner has a problem they want to discuss with the Board, they are to put it in writing, request authorization to speak at the next Board Meeting, and give an estimate of the amount of time needed. Following their presentation and any discussion by the Board, they will be excused from the meeting.
3. Complaints from Glenda Gannaway of #102:
 - A. Rain gutters were not properly cleaned which resulted in ice cycles forming and water leakage.
Action: When the ice thaws, the rain gutters will be checked to see if they are plugged.
 - B. Tree trimming never completed.
Action: Trees will be checked in the spring.
4. Letter from Ray Kimber's attorney dated December 23, 2009 – Subject: Ray Kimber vs. Herefordshire Condominium Owners Association; Request for Action and Notice of Civil Liability for Wrongful Lien.
Action: Brent Greenwood forwarded the letter to attorney Richard Jones for review and consultation with ray's attorney. It appears Ray is contending that the 2001 CC&Rs are illegal. Bud Carnahan moved that Brent obtain from attorney Richard Jones an estimate of the cost to rescind the 2001 CC&Rs and amend the 1973 CC&Rs to bring the document up to current law and to remove inconsistencies. Jim Petteys seconded. The vote was unanimous.
Action: Brent Greenwood will ask attorney Richard Jones for a cost estimate.
5. Collection Notice regarding Chase Smith Landscaping: Smith Landscaping did not mow the last week of November, and did not clean up leaves (as per our contract) so the Board did not pay him the full monthly fee.
Action: Brent Greenwood will give the Collection Notice to attorney Richard Jones for review.

ADJOURNMENT:

Jim Petteys moved to adjourn. Brent Greenwood seconded. The meeting adjourned at 12:40 pm.