

**HEREFORDSHIRE CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
NOVEMBER 20, 2010**

The meeting was called to order at 10:05 am. Present were board members Brent Greenwood, Jim Petteys, Jerry Walters and Doug Zollinger. Also present were Jessie Swenson, bookkeeper, Jan Carnahan, secretary to the Board, and Bud Carnahan from Unit 115.

**OPEN SESSION**

Bud Carnahan presented renouncement documents prepared by Ray Kimber to revoke the 1997, 2001 and 2009 Documents. After discussion, the concensus of the Board was that the renouncement documents could be favorably considered if an appropriate Amendment to the 1973 Declaration (CC&Rs), such as the Amended and Restated Declaration prepared by Richard Jones in 2010, was recorded simultaneously. The Board is considering sending out the most recent changes in the Amended and Restated Declaration (CC&Rs) as submitted by Ray Kimber and calling a Special Meeting in December, in an effort to finalize such prior to the end of 2010.

**Approval of Prior Minutes:**

Jim Petteys moved to approve the minutes of the September 27, 2010 Board Meeting plus the two Addendums. Brent Greenwood seconded. The vote was unanimous. Jan Carnahan, secretary to the Board, will send the minutes to those on the distribution list.

**Financial Information:**

1. Jessie Swenson provided financial information to the Board on the association's financial status for the months of September and October. We were over budget due to legal fees, delayed payment on maintenance fees, and re-roofing Units 101-104. \$8,600 was pulled from the Reserve Fund to pay for the roof project, and we have a billing for \$6,000 more in legal fees. The Board determined that it will be necessary to do a special assessment after the first of the year in order to meet our financial obligations and restore the money to the Reserve Fund.
2. Jerry Walters moved that the Board approve the September and October financial statements. Jim Petteys seconded. The vote was unanimous.
3. Units 116 and 135 have not made payments on their liens.

**Action:** Brent will contact our attorney regarding initiating foreclosure proceedings.

4. Jim Petteys moved that the CPA firm of Wood Richards & Associates do our annual review for 2010.
5. After discussion regarding the time spent relative to the sale of a unit, Jim Petteys moved that the Association charge a \$100 transfer fee to cover the additional time expended by the bookkeeper. Brent Greenwood seconded. The vote was unanimous.

**New Business:**

1. Jessie Swenson, our bookkeeper, sent a letter of resignation to Brent Greenwood effective December 31, 2010.
2. Due to Bud Carnahan's resignation from the Board effective October 5, 2010, Jim Petteys moved that Jerry Walters be appointed to replace Bud as the Secretary/Treasurer. Brent Greenwood seconded. The vote was unanimous.
3. Jim Petteys moved that the Board approve the revised Storage Lot rates as submitted by Jan Carnahan. Brent Greenwood seconded. The vote was unanimous.
4. Unit 136 is now rented.

**Follow-Up on Action Items from Prior Board Meetings:**

1. Units 101-104 were re-roofed in October.

**EXECUTIVE SESSION**

1. Ray Kimber's legal action against the Board and Condo Association is still pending.
2. The sale of Unit 125 fell through. The status of the legal action is still pending.

**Adjournment**

Brent Greenwood moved to adjourn. Jim Petteys seconded. The meeting adjourned at 12:15 pm.