

**HEREFORDSHIRE CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
JUNE 1, 2010**

The meeting was called to order at 10:10 am. Board members present were Brent Greenwood, Jim Petteys and Bud Carnahan. Jan Carnahan, secretary to the Board, took the minutes.

**OPEN SESSION**

**Owner Initiated Discussion:**

There were no Owners present.

**Approval of Prior Minutes**

1. Jim Petteys moved to approve the minutes of the May 15, 2010 Board Meeting as amended. Bud Carnahan seconded. The vote was unanimous.
2. Jim Petteys moved to approve the minutes of the May 25, 2010 Special Owners Meeting. Bud Carnahan seconded. The vote was unanimous.

**New Business**

1. The Year End Financial Report has been completed.  
**Action:** Brent will advise Ray Kimber that the requested financial records for 2009 are now available for inspection.
2. Bud's proposed changes and new clauses for the Restated and Amended Declaration (CC&Rs) were Discussed and modified.  
**Action:** These are to be sent out to the Owners for review with an Approval/Disapproval Form, and the request that the Form be completed and returned by June 10th.
3. The Board reviewed proposed changes to the CC&Rs from the Special Meeting.  
**Action:** Bud Carnahan will forward them to Richard Jones after we receive the Approval/Disapproval Forms from the Owners.
4. Rain gutters on Units #101-104 and #105-108 need to be cleaned.  
**Action:** Brent will have our landscaping contractor clean them.
5. Hornets by back door and shed of #124.  
**Action:** Brent to follow up.
6. Striping of guest parking areas.  
**Action:** To be assigned to Doug Zollinger.
7. Our attorney, Richard Jones, suggested that a member of the Board be assigned to serve as Secretary/Treasurer.  
**Action:** Brent Greenwood moved that Bud Carnahan be the Secretary/Treasurer and work with our Bookkeeper, Jessie Swenson. Jim Petteys seconded. The vote was unanimous. (Jan Carnahan will continue to be Secretary to the Board and take minutes of the meetings as well as handle the renting and billing for RV Lot rentals.)

**Board Initiated Discussion:**

1. Removal of tree in front of #119 and the sick pine tree west of #120 was completed.
2. Pruning of all trees is still in progress.
3. Replacement of shrubs and sprinkler repair along east side of buildings on 1800 South, except #101, is still in progress.

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

1. Security lights out by # 123 and between #139 and #140.  
**Action:** Jim Petteys will find an electrician to fix them.
2. Fence slats on west row and south row.  
**Action:** Jim Petteys will order slats.
3. Removal of three dead or dying small trees on the west row.  
**Action:** Have been removed.

**Information**

1. On May 14, 2010 Ray Kimber submitted to the Board four (4) Record Examination Requests in addition to the requests involved in his April 2nd lawsuit. On the advice of our attorney, Richard Jones, these were completed and were given to Mr. Jones on May 21st for delivery to Ray Kimber. One request was for records back to 1998 and another request wanted information regarding the 1973 Declaration which we have no information on except for a copy of the Declaration. Each of the four requests were completed based on information available in the condo files. As a result of these four additional requests, Bud Carnahan has spent at least another 30 hours on top of the 40 hours spent gathering information to satisfy the Court order. Will it ever end?
2. Copies of the Restated and Amended Declaration (CC&Rs) were mailed Certified Return Receipt Requested to some Owners on May 8, 2010. The Post Office returned the ones mailed to Units 108, 123 and 131 because they were unclaimed after three attempts to deliver.
3. One Owner accepted the CC&Rs but refused to sign the Certificate of Receipt.

**Adjournment**

Jim Petteys moved to adjourn. Bud Carnahan seconded. The meeting adjourned at 12:00 noon.