

**HEREFORDSHIRE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
JUNE 21, 2010**

The meeting was called to order at 10:08 am. Board members present were Brent Greenwood, Jim Petteys, Jerry Walters, Doug Zollinger 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. Bud Carnahan moved to approve the minutes of the June 1, 2010 Board Meeting. Jim Petteys seconded. The vote was unanimous.
Action: Jan Carnahan, secretary to the Board, will distribute minutes to those on the email distribution list.

New Business

1. Financial Review by Jessie Swenson, bookkeeper: Board members reviewed copies of the Balance Sheet as of May 31, 2010, and the Profit & Loss YTD Comparison and Profit & Loss Detail for May 2010.
2. The Year End Financial Review was completed by Paul Deamer, CPA., and copies were given to Board members.
Action: Copies will be made and distributed to all Owners at the Annual Meeting.
3. The Annual Budget for 2010 was prepared.
Action: Jessie Swenson will make copies, and they will be distributed to all Owners at the Annual Meeting.
4. Bud Carnahan has received 26 Approval/Disapproval Forms regarding the added clauses to the CC&Rs. All were approved. (Two disapproved of increasing the rental restriction from 10% to 15%, but they will approve the clause.)
Action: The added clauses to the CC&Rs will be incorporated into the Restated and Amended Declaration.
5. Changes in the CC&Rs are on hold until our attorney, Richard Jones, returns on July 6th.
6. The Board discussed and approved taking a vote at the Annual Meeting on each of Ray Kimber's several proposed additions to the Restated and Amended Declaration (CC&Rs) about Board member eligibility to determine which ones to have our attorney add to the CC&Rs.
Action: Ones receiving a majority of votes will be given to our attorney for legal review and incorporation into the CC&Rs.
7. The Board recommended rescinding Proposals 1 and 2 at the Annual Meeting. (They were approved at the May 2007 Annual Meeting.) Proposal 1, the Email Policy, referred to emails between 2 or more Board Members/Sharm so is no longer valid. Regarding Proposal 2, per our attorney it is improper to attempt to limit Proxies by resolution, and he cited Utah law as the basis.
Action: The Board will put it to a vote at the Annual Meeting regarding rescinding these two Proposals.
8. The Board approved and signed the revised Rules & Regulations.
Action: Copies will be made and distributed to all Owners at the Annual Meeting.
9. Bud Carnahan prepared a letter to all Owners listing missing minutes, and asking them to contact him if they have copies of any of the missing minutes so he can make copies for the Association's permanent records.
Action: Copies of the letter will be made and distributed to all Owners at the Annual Meeting.

10. A Herefordshire website has been established, which will include Documents, Minutes and Financial Records.
Action: Jan Carnahan will type up and distribute information to all Owners at the Annual Meeting so they will know how to access the website.
11. Replacement of shrubs and sprinkler repair along the east side buildings on 1800 West, except #101, is in progress.
12. The pruning of the trees is completed.
13. The Board received a letter from the Roy City Building Inspector, as a result of a prior request, regarding the condition of the deck of Unit 135. His opinion is that the deck is not a safety hazard or bad enough to warrant forcing the owner to tear it down.

Follow-Up on Action Items from Prior Board Meetings:

1. Security light broken off on southwest corner by #121.
Action: Bud and Doug are trying to find a replacement.
2. Fence slats on west row and south row.
Action: Jim Petteys will order get bids.
3. Rain gutters on Units #101-104 and #105-108 need to be cleaned.
Action: Brent contacted Westside Landscaping regarding cleaning those rain gutters.
4. Measuring and striping of guest parking areas.
Action: Bud, Doug and Geoff Cox will do the striping.
5. Repair of Unit 132 as a result of the bee problem.
Action: Jim Petteys will look at the repair where the bees were.

EXECUTIVE SESSION

1. Status of Kimber Lawsuit:
 - . All information ordered by the Court was submitted to Mr. Kimber's attorney within 2 weeks after the Court Order.
 - . Mr. Kimber's attorney filed a Motion to Reconsider Denial of Petition by Court in which Kimber requested reconsideration of the denial of two of the record requests.
2. Additional Requests for Records:
 - . Since the Court order was issued, Mr. Kimber has submitted to the Board five (5) requests for records inspection. The information on each of them was submitted through our attorney Richard Jones to Mr. Kimber's attorney.
3. Kathy French Lawsuit: Payment in full was received by our bookkeeper, Jessie Swenson. We are awaiting legal review by our attorney, Richard Jones.

Adjournment

Jim Petteys moved to adjourn. Brent Greenwood seconded. The meeting adjourned at 12:47 pm.