

HEREFORDSHIRE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
August 5, 2010

The meeting was called to order at 5:06 pm. 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:

Bud Carnahan moved to approve the minutes of the June 21, 2010 Board Meeting, as amended. 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. Bud Carnahan read a list of bills to Board members, which Jessie Swenson provided, that are due to be paid.

2. Ray Kimber's complaint about the Website.

Action: Brent responded to his email and said Jessie uses colored paper for Owner's financial statements, but in the future she will send a white copy to Taylor Jones who manages our website.

3. Complaints about the yellow grass and the need for more water.

Action: Brent will talk to the landscaper again about increasing the watering time.

4. Sprinkler extensions need to be added in front and back of Unit 101.

Action: Brent will talk to the landscaper about doing it.

5. Proposed clauses for the Restated and Amended Declaration (CC&Rs): Bud Carnahan proposed that the new clauses entitled 1) Eligibility for Board Members submitted by Ray Kimber, 2) the rewritten paragraph 4.10 Pets and 3) the rewritten Exhibit "E" (Pet Ownership Agreement) and attached list of prohibited dogs prepared by Ray Kimber and Bud Carnahan (after consulting with several other unit owners) be submitted to the Owners with an Approval/Disapproval Form. The other Board members opposed sending the Board Member Eligibility clause to the Owners since they had already voted down the clause that property taxes must not be delinquent at the Annual Meeting, which appeared in each of paragraphs 1, 2, 3 and 4.

Action: Bud Carnahan moved that the Board approve the redraft of 4.10 Pets and Exhibit "E" and send them to our attorney Richard Jones for legal review and incorporation into the Declaration (CC&Rs.) Brent Greenwood seconded. The vote was unanimous.

Follow-Up on Action Items from Prior Board Meetings:

1. Raingutter Specialists checked Units 102 and 103 and advised that the rain gutters were properly installed but needed cleaning. They thought the problem was improper roof installation.

2. Repair or replacement of at least the north side of the roof on Units 101-104.

Action: Brent had a contractor check the roofs and got an estimate of \$8,600 to redo the entire roof area of Units 101-104 but the work cannot be done until the Restated and Amended CC&Rs are approved due to the present \$5,000 spending limit.

3. Rain gutters need to be cleaned on Units 101-104 and 105-108.

Action: Brent got a bill for \$244 (8 hours of work) but it didn't say which units were cleaned, so Brent will check with the landscaper to determine if the rain gutters of all units were cleaned.

4. The sprinkler problem at the back of Unit 102 has not been fixed.
Action: Brent is to contact the landscaper regarding fixing this.
5. Repair of the outside of Unit 132 where the bee problem was.
Action: Brent is to ask Jerry Walters if he can fix the problem.
6. Security light broken off on southwest corner by #121.
Action: Bud and Doug Zollinger will check Century Lighting in Ogden to see if they have a replacement light.
7. Fence repair and replacement slats on west row and south rows.
Action: Jim Petteys got a bid for \$3,700, but the work is on hold due to lack of funds.
8. Measuring and striping of guest parking areas.
Action: Bud, Doug and Geoff Cox completed the striping.
9. Sprinkler repair and bush replacement on the east side (1800 West) is on hold due to lack of funds.

EXECUTIVE SESSION

1. Status of Ray Kimber's Motion for Reconsideration:
Action: Travelers Insurance has agreed to handle the legal action pertaining to the Motion for Reconsideration.
2. Status of Kathy French lawsuit and sale of Unit 125. Paperwork on the sale of the unit was signed today. The status of the lawsuit regarding the roof problem is not known.

Adjournment

Jim Petteys moved to adjourn. Bud Carnahan seconded. The meeting adjourned at 6:05 pm.