

August 7, 2005

BOARD OF DIRECTORS MEETING MINUTES

*Meeting called to order at 11:05 am

*Meeting attended by:

All board members in attendance except Chuck Mitchell
RB Bathje (unit 7), Kendall Collins and Bobby Block

*REVIEW OF PAST DUE ACCOUNT OF UNIT 7

RB gave his account of his efforts to have the firewood bill removed from his account This based on his lack of wood burning this past year. He understood that Ron Kobernik had presented this issue to the board and his request had been denied. He went on to say that in his last statement finance charges had been added to his account because of non payment. RB went on to say that he was currently going through a lean financial period and needs more time to pay this over due amount. He suggested that he would be able to bring his account current by Dec 31st.

The board discussed the matter, but generally agreed that the finance charge was appropriate for non payment on over due accounts. It was noted that the amount seemed high and the board would follow up to verify that the amount of the finance charge was correct.

Randy Leeds made a motion to wave all accrued finance charges as long as RB paid the past due amount in full by Dec 31st, 2005. The finance charges will accrue and appear on his statement until full payment on the past due amount. In the event that the account is not brought current by Dec 31st, then all accrued finance charges will permanently stay on his account.

David Miller seconded the motion.

THE MOTION PASSED UNANIMOUSLY

Randy agreed to document this agreement in written form for RB's and the Board mutual protection.

*BOARD REVIEW OF MANAGEMENT COMPANY

The board reviewed several issues of concern:

- Poor administration
- Poor follow up on several outstanding maintenance and repair items.
- Late board packages and proposed budgets

The Board notified CBC that at the request of several home owners, the Board will be seeking proposals from other management companies to explore the associations options.

***MANAGEMENT COMPANY REVIEW OF BOARD AND ASSOCIATION**

Kendall and Bobby reviewed items of concern:

- Poor internal Board communication
- Poor communication with CBC
- CBC is receiving verbal abuse by several home owners
- CBC feels they are being given differing directions
- CBC doesn't feel they should be responsible for taking meeting minutes
- CBC doesn't feel they need to attend all the Board meetings

*The Board and CBC discussed ways to improve their communications and resolve the above issues.

Randy motioned to adjourn meeting

Ken seconded the motion

Meeting adjourned at 12:37pm