MINUTES – REGULAR MEETING 7/31/2018

- Meeting was called to order at 6:33 with all members present
- Motion was made by Jeff W, seconded by Bob N to approve the agenda – pass 5-0
- Motion to approve the minutes from the 5/14/2018 minutes was made by Jeff W, seconded by Bob N – passed 5-0
- Glen H gave a review of financials. Report stated current association balance of $163,331.85 as of 6/30/18. Jeff C inquired what our balance was at this time last year, where Glen H replied it is approximately ahead $40,000 from this time last year.
- Bob N has given the board notice that he wishes to resign from the board effective immediately. The board has the authority to appoint a new member to the board without a vote. The board accepted the resignation of Bob N 4-0. Bill Maher was appointed to the board to fill Bob's vacancy, motioned by Jeff W, seconded by Glen H – approved 4-0.
- The board has received no immediate feedback about the stop signs. However, it does seem they are doing their job of slowing cars down.
- Architectural Review Committee gave an update.
    - The committee has been working with the owner of lot 16 on block 5 regarding rejected plans for not meeting the minimum pitch requirement of 6/12. Through working with the lot owner, it was decided if we could just update Block 5. In that inquiry, legal counsel suggested that we would have the entire association vote on the matter because the original covenant covered the entire association – not just Block 5. Brian G then asked how Block 5 covenants could be filed if the entire association didn't vote on that. Legal counsel then came back stating it is their opinion any updates not voted on and approved by 75% of the lot owners are void. It was also noted some homes in block 5 already have a pitch of less than 6/12, but the board was advised they cannot grant exceptions to the covenants – the board is not granted that authority in the declaring documents.

      Therefore, the lot owner has requested the board to look into starting the process to amend the covenants.

      After much discussion, the board agreed to draft resolution 2018-01 to set a precedent for like changes.

      Brian G also shared a content summary of the Articles of Incorporation for the association.
- Jeff C reviewed the recent complaints to the board:
    - Runoff on Cordillera has been addressed
    - There was a political sign put up, and asked to be taken down.
- Water w/ City of Peosta
    - No update

- Discussion of legality of covenants was discussed during the architectural review – there was no more discussion
- Annual Meeting – Glen H indicated he would accept another term.

Resolution 2018-01

Whereby, a member of the association requests a change to the existing Restrictive Covenants to be initiated by the acting Board of Directors
Resolved, the Board of Directors shall:

1. Inform the requestor their request can be handled individually by submitting to the board of directors no fewer than 25% of existing lot owners stating said lot owners are in favor of amending the covenants using association monies, where by the board will clearly communicate the number of signatures required based on the current list of billed lot owners, and whereby the requestor will also log the lot for which each signature represents.