

July 14, 2008

Executive Meeting was called on July 12 to address budget issues tabled during July 10 meeting at homeowners request, discuss attorney choices, and, revisit weed control issue in response to concerns expressed by pond committee members in emails on July 11.

Executive meeting Agenda:

1. Budget: complete July 10 Board meeting discussion.
2. Selection of Attorney (As per motion of 7/10 meeting)
3. Reconsider request from Pond Committee for chemicals.
(Motion for chemicals was voted down at 7/10 meeting.)
4. Brainstorm solutions for bringing ponds into compliance with city code.
(As a result to decision in 7/10 board meeting to have a plan for compliance by 7/31)
5. Unspent funds discussion (To clarify tabled discussion from 7/10 meeting)

Executive meeting Minutes:

Meeting started with discussion (continued from 7/10 board meeting) of current financial position on this years budget.

Motion: The \$2000 we are currently short in homeowner dues should be considered short from the legal fees category. Money for fence extension (passed in 7/10 meeting) should be moved from electric category to repairs category, since we are currently on target to spend less than amount budgeted.

Motion made by: Nancy

Motion seconded by: Carol

Yes: Sarah, Carol, Nancy

No: Anita

Discussion of unspent funds took place. Decision made to move survey fees from this year to unspent funds from last year. This project was started in 2007 and continues in 2008.

The discussion of attorney to use for liability questions, documents and other issues facing the association was not completed at 7/10 meeting, therefore, discussion took place about having attorney look at documents. Concern was expressed about going forward without the board first agreeing on document changes. There was discussion of where direction came from for changes. No motion for direction was passed as far as board members were aware. It was agreed to ask general questions of attorney, regarding the legality of some of the changes, as opposed to showing him/her documents at this time.

There was discussion about need to discuss Liability of ponds, graduated fees, increased number of board members, walls and fences & community property.

It was decided to get more than one legal opinion.
Anita was tasked with finding attorney for second opinion.

Board members decided it was important to find out about zoning requirements, and requirements for ponds to be considered in compliance with city code. During the 7/10 meeting a motion was passed to come up with plans for compliance by 7/31/08 based on a 5-0 vote for compliance by 5/31 made by board on 3/7/07.

Several things were discussed:

- 1) Show we are working toward compliance to reduce legal liability.
- 2) Lower water levels in pond system so fencing is not required under current city code.
- 3) Convert some ponds. (rain garden for mud flats in pond 3)
- 4) Get professional measurements of depth.

Motion to consult lawyers:

Motion to meet with attorney Guy Loftman for further advice on ponds and issues involving documents. Anita will look for attorney that has knowledge on liability issues. Attorney Shilling will be contacted for possible advice on city zoning requirements for ponds.

Motion made by: Nancy
Motion seconded by: Carol
Yes: Sarah, Carol, Nancy
No: Anita

There was discussion about request from pond committee and MC/MCV residents for pond chemicals for weeds. There was discussion of harm to wild life, and whether weeds were that bad.

Motions for weed control:

Motion to approve \$1050 for 2 treatments at the discretion of Aquatic Control.

Motion made by: Anita
Motion seconded by: Sarah
Yes: Anita, Sarah
No: Nancy, Carol

Motion to have Aquatic Control perform one weed treatment for \$525 as they feel necessary in the pond system, supervised by Phyllis Mitchell, Pond Committee Chair..

Motion made by: Anita
Motion seconded by: Sarah
Yes: Anita, Sarah, Carol
No: Nancy

Nancy votes no on grounds of maintaining ponds in an eco-friendly manner. Her opinion is based on the desire to keep toxic chemicals out of the ponds and Lake Monroe, and maintain the retention pond as a filter of chemicals.

Brainstorm ideas for pond:

Bynum Fanyo e-mailed quote to lower water outlet. Some concern expressed for pumping system if lowered too much. We need to find out if this will bring us into compliance with city code. What will happen if other ponds are at higher level in storm event? This needs legal opinion. There was some discussion about how this would impact wild life in and around the ponds.

Unspent funds:

This was discussed during financial discussion at beginning of meeting.

Discussion was brought up about watering of beds around entrance signs. It is believed that Sherry asked Mickey to do this based on motion at 6/5 meeting.

Motion to modify motion for fence made 7/10:

Motion made to change approved amount of Fencing to \$1795. Nothing else about motion made in 7/10 meeting will be changed. Bid excepted by Value Fencing.

Board will get bids for clearing the area for fence construction, and additional rip rap needed in the fencing area to stop erosion that is widening the water way.

Motion made by: Carol

Motion seconded by: Nancy

Yes: Carol, Nancy, Sarah

No: Anita

Discussion was held about Carole Damon's concern over letter. She can change the tenor but not the content of the letter. Anita had previously told her this. We agreed that this would be ok.

(Subsequent emails have determined that letters should be signed WFCA with her contact information, rather than her signature. This seems to resolve the problem.)

Meeting Adjourned.