

# Minutes

## REFUGE at WHITE HALL OWNERS ASSOCIATION

### Board of Directors Meeting

### Annual Meeting

February 4th, 2016, 7:00pm

- Call to Order: Larry Drake called the meeting to order at 7:08 pm.
- Approval of Minutes: Owners reviewed February 20<sup>th</sup>, 2014
- Introduction of Board of Directors
  - Larry Drake- President
  - Steve Clinton- Treasurer
  - Gene Potes- Secretary
  - James Hadley- ARB
- Larry Started out with the back story on Preservation Lane and how the lawsuit had progressed and how he would like to rewrite the C&R's in paragraph 10.1 in order to give the board more control in deciding how to maintain Preservation Lane. There was push back because the wording didn't specify Preservation Lane and the proposed changes really applied to all Refuge common areas as it was wrote and it was decided to not have a vote on a change to the C&R's at this time. Frank Glover volunteered to write the additional verbage in order to help with the maintenance of Preservation Lane, but not effect the common areas as a whole. This motion was brought forward by Carlysle Harrison and seconded by Frank Cordero.
- Larry asked the group to hold all questions about the budget until a future meeting to thoroughly brief the homeowners. We have had 3 treasurers in the last 15 months and there wasn't sufficient continuity between them and Steve Clinton needs more time to grasp the magnitude of the whole HOA financial picture.
- Larry then explained why the reasoning for bringing in a management company to run the affairs of the Refuge. This was brought up at the annual meeting of 2015 and the board decided that it would be most beneficial to the community in terms of management, especiailly in terms of rule enforcement, dues collection, and transparency.
- At this time Larry opened up the floor to suggestions from the attendees to see what improvements they would like to see pursued in the Refuge. Smith Riviere suggested a permanant restroom facility at the pavillion. Frank Cordero suggested we revisit the safety of the playground equipment to ensure no one is injured and maybe some updates to the current equipment.

- Larry then opened the floor for concerns that community may have and need addressed.
  - Carlisle Harrison brought up that he thought there was a lack of transparency in picking the new management company. The board admitted that it could have been rolled out in a better more informed fashion to the community, but also reminded the group that the ultimate decision rested upon the board members. He also brought up that he would like to see more detail in the meeting minutes. He brought to light that the details of the minutes had helped with the lawsuit and would like more information noted. It was agreed that the Secretary would do a better job in detailing the meeting minutes.
  - Smith Riviere asked about the status of 8669 Refuge Point Circle. This house has been in foreclosure for quite a while, but has been stalled due to FEMA claims submitted by the homeowners. We reassured the group that we were fully engaged with the HOA lawyer to keep tabs on the property and move forward with the foreclosure. Smith also asked if we could do anything to the property to make it look better in the meantime, like paint or yardwork. We said yes if given permission from the homeowner, but the board wasn't ready to spend HOA funds on the property without the entire HOA voting on it. Larry will have John Farrel, the HOA lawyer, prepare a letter to allow board to come in to make repairs if it could be accepted upon delivery.
  - Russ Miller asked if we could change duties of the HOA in the C&R's to they didn't obligate oversight of Preservation Lane. The group decided that it would not be feasible to do this.
  - Brett Belt asked if the \$6700 used for engineering consulting fees would they be charged to the 10 homes on Preservation Lane or be consumed by the whole community. Larry told him we would put it to a vote at the next meeting when we discuss the financials.
  - Steve Clinton made a motion to have a follow up meeting within the next 60 days to discuss Preservation Lane and the HOA financials. Frank seconded it.
- At 8:55 Larry Drake moved to adjourn and Steve Clinton seconded.