

Minutes

REFUGE at WHITE HALL OWNERS ASSOCIATION

Board of Directors Meeting

McLeod Residence

September 11, 2014, 7:00pm

1. Attendees: Rodney McLeod, Smith Riviere, Robert Young, and James Hadley (phoned in). Maurice White CPA for the HOA (Guest)
- 2.
3. Call to Order: Rodney McLeod called the meeting to order at 7:05 pm.
- 4.
5. Approval of Minutes:
6. Rodney Called the meeting to order at 7:05 PM
7. Approved Minutes for (July 10th, July 14 and August 7th, 2014) as written
8. Committee Reports
 - a. ARB – James Hadley reported the review of completed request are looking good. He acknowledged we need a new resident briefing and guidelines for standards.
 - b. Treasurer – Robert Young reported that the finances are tracking in accordance with the budget.
 - c. Common Property Advisory Committee (CPAC) – Smith Riviere reported he didn't have much turnout to the meeting held in August. Looking at improvements in the community
 - d. Community Interface Advisory Committee (CIAC) – Rodney McLeod reported the committee hasn't met since the last meeting. Fall event is on the planning schedule.
 - e. Preservation Lane Advisory Committee (PLAC) – Robert Young reported there were small puddles in May and it was filled with one load of crushed concrete. The road is looking very good even with all the rain.

The Greenery provided a quote to replace the missing Jasmin on the fence along Preservation Lane. Rodney made a motion to approve the replacement of the Jasmin per the Greenery's quote up to \$300. The motion was seconded by Smith Riviere and approved by all.

Robert will follow up with the Greenery about planting Trees or shrubs at the end of the fence to fill in the gap.

- f. Disaster Preparedness and Public's Safety Advisory Committee(DPPSAC) – Delayed until next meeting

9. Old Business

- a. Directors Review of Covenants and Restrictions and By-Law (Board Training) – Maurice White gave an overview of how to read the P&L statement. He also discussed the Cash Reserve planning is normally done by an outsourced organization. We don't have enough resources to justify that type of in-depth study
- b. HOA File Plan (Sep 11) – Delayed until October meeting
- c. Board (Outsourcing and Volunteers – Smith Riviere discussed the outsourcing documents the He and Carlisle were working on. He asked each board member to review the documents and send a reply to him by the weekend.
- d. Preservation Lane Litigation: (Executive Session)
- e. Legal Determination on Consultation Services: (on hold) (Executive Session)
- f. HOA Reserve Financial Analyst - Maurice Young discussed that this is normally accomplished by an independent organization. The board agreed that we do not have enough assets to outsource this study. The board will put together a study to review.
- g. Review of Covenant and Restrictions for Currency and Appropriateness. (Specifically Article IV, Section 4.02 (b) (iii) and Article VI, Section 6.10 and 6.15) – Rodney McLeod will email covenants to each member with items extracted.

10. New Business:

- a. Election Committee – Rodney McLeod explained the requirements for the election committee. Robert Young Volunteered to Chair this committee. Rodney to provide information from previous year's committee.
- b. Annual Meeting Notice – Rodney McLeod explained that according to the CC&R the annual meeting and HOA Annual Fee amount notice for the upcoming year must be deliver before 1 December. Robert will bring a budget to the next meeting for the board to discuss and approve the HOA Fee for next year.
- c. Annual Dues Assessment for 2015 – See above

11. Next Board Meeting: (Nov 5, 2014) 7:00pm at Rodney McLeod's Residence

12. Adjournment: Rodney McLeod moved to Adjourn, Smith Riviere seconded for adjourn at 8:20 pm

Approved _____

Rodney McLeod, President

Recorder

Rodney McLeod, President

Attachments:

1. ARB Report
2. Treasurer's Report
3. CIAC's Report
4. CPAC Report