

Minutes

REFUGE at WHITE HALL OWNERS ASSOCIATION

Board of Directors Meeting

Drake Residence

January 18th, 2016, 7:00pm

- Attendees: Larry Drake, Rich Lytton, Jim Hadley, Steve Clinton, Amanda Clinton, and Shantel Davis (William Douglas Representative)
- Call to Order: Larry called the meeting to order at 7:03PM
- Approval of Minutes: Will move to approve next month.
- **Committee Reports**
 - **Treasurer Report:** A discussion was held on the new budget format. There is some concern about the format of the standard William Douglas structured document. There are many items that do not pertain to The Refuge and just clutter up the budget. Shantel indicated that she would be glad to work with Steve Clinton on revising the format to tailor to the needs of The Refuge. She and Steve will handle it through a conference call during the week or a meeting next week.
 - **Common Property Advisory Committee (CPAC):** Nothing new to report.
 - **Preservation Lane Advisory Committee (PLAC):** The road has been fixed and we are working with the HOA lawyer to find out if the repairs are compliant to the lawsuit.
 - **Architectural Review Board (ARB):** Frank Glover is interested in taking over the ARB position at the yearly election.
 - **William Douglas Management Company:** Shantel indicated that she needed ARB request forms to post on the WD website for the homeowners to download. Jim Hadley volunteered to assist.
 - Shantel asked the board about payment coupon options. After discussion, it was decided to allow WD to use their standard coupon books.
 - Shantel also asked for approval of her emailed request to move \$10k from the reserve account to the operating account for the Preservation Lane issue. Larry indicated that he would send it right away.
- Action Items

- Gene and Rich- See if Cindy Potes and Marcia Lytton will author quarterly newsletter.
- There was a brief discussion about the need to develop a process of assessing fees on residents that refuse to adhere to the requirements of the covenants and restrictions or by-laws. Shantel indicated that she would provide a document for other properties and would forward it to the board.
- There was a discussion about changing the C&R to remove the statement in paragraph 10.01 about repairing the road exactly as it was originally constructed to allow the HOA Board to utilize locally available materials. Larry will work with the HOA lawyer to find the wording to present at the yearly meeting.
- New Business:
- Next Board Meeting: February 4th, 2016 at Larry Drake's Residence, 7:00pm
- Adjournment: Larry Drake moved to adjourn at 8:17PM.

Approved _____
Larry Drake, President

Recorder
Gene Potes