

# Minutes

## REFUGE at WHITE HALL OWNERS ASSOCIATION

### Board of Directors Meeting

#### Drake Residence

March 1st, 2016, 7:00pm

- Attendees: Larry Drake, Rich Lytton, Gene Potes, Steve Clinton, Frank Glover, and Shantel Davis.
- Call to Order: Larry called the meeting to order at 7:06PM
- Approval of Minutes: Approved March Minutes.
- **Committee Reports**
  - **Treasurer Report:** We discussed Frank Glover taking over as Treasurer from Steve Clinton. Steve and Frank had agreed prior to the meeting and all agreed. Frank asked Shantel how much money has been spent in 2016 on Preservation Lane and the answer was \$19,800.
  - After discussion about the budget Frank made a motion to vote for approval on the 2016 budget. Steve seconded and all agreed.
  - **Preservation Lane Advisory Committee (PLAC):** We have our quarterly inspection of PL to be completed in May to ensure it isn't in need of repair.
  - Discussed how when the owner of 8628 Refuge Point Circle closed on their house, they were still in arrears for their assessments for Preservation Lane. Shantel is contacting the closing lawyer to find out why this didn't happen.
  - The owner of 8549 Refuge Point Circle stated that he didn't think he should have to pay the late fees for his yearly HOA dues because of the lawsuit. After discussion the board took it to a vote of forgiving the late fees. Larry made the motion to forgive the late fees, Frank seconded it and all agreed with the exception of Steve Clinton.
  - **Architectural Review Board (ARB):** Frank spoke to the new owners of 8563 Refuge Point Circle about doing a better job in maintaining the landscaping. He also checked on the status of repairs for 8669 Refuge Point Circle and they're making good progress.

- We had a lengthy discussion about the numerous committees and agreed to disband the CPAC, DPPSAC, and CIAX. We agreed to keep the PLAC. Larry made the motion to vote, Frank seconded and all agreed.
- **William Douglas Management Company:** The board discussed some of the challenges of working with WD, especially timely communication to residents. Larry will contact WD and speak to them about our concerns.
- **New Business:** Discussed procedures for entering violations. Frank will send out a friendly letter to all residents discussing the new standard and common violations that are occurring. Steve will complete the standard and have it to the board by next meeting to post to May minutes.
- Discussed replacing the pond lights, especially the one that is out behind Russ Miller's house. We are currently paying \$6,200 per year for pond maintenance and before the board agrees to pay more funds, we will find out what exactly is covered in the current contract.
- **Old Business:** Addressed making a change to the C&R's for the exclusion of Preservation Lane for a stand alone paragraph which specifically addresses the maintenance of Preservation Lane.
- Next Meeting: May 4th, 2016 at Rich Lytton's residence, 7:00pm
- Adjournment: Gene Potes moved to adjourn at 8:17PM, Steve seconded and all agreed..

Approved \_\_\_\_\_  
Larry Drake, President

Recorder  
Gene Potes