

Minutes
Refuge at Whitehall Homeowners Association
Board of Directors Meeting
Clinton Residence
June 12, 2016, 7 P.M.

- **Attendees:** Steve Clinton, Frank Glover, Larry Drake
- **Call to Order:** Larry called the meeting to order at 7:02 pm.
- **Approval of minutes:** The minutes of the May 5, 2016 meeting were presented and approved.
- **Committee Reports:**

1. **Treasurer's Report:** The Board members discussed the current financial statements provided by Wm Douglas Property Management. There continues to be a lot of ambiguity in the reports and are thus difficult for the Board to interpret. Most important is the ongoing status of unpaid HOA dues and other payments due from residents.

Lots 21, 22 and 24 are still shown owned by M&R construction when they have all been sold and the new owner information has been previously furnished to Wm Douglas. This information will be furnished again to Wm Douglas.

Lot 40 was sold earlier in the year and the \$2000 owing for Preservation Lane was not collected. Wm Douglas referred it to their legal department but there has been no response to date.

Lot 29 was foreclosed months ago and yet the financial statements still show the previous owner as owing several years of HOA dues. The previous owner should be removed and the current owner should be billed for 6 months.

2. **Preservation Lane Advisory Committee:** Due to the amount of rain during the spring, the condition of PL is very rough. Larry will contact Janney Construction to come and look at it with him. We feel there should be a warranty adjustment for the condition.

It was decided to charge residents \$40 per month for all HOA dues overdue more than 90 days.

3. **Architectural Review Board:** The whole processes of a monthly neighborhood walk through by Wm. Douglas and coordination with the HOA is very ineffective. The items identified by Wm Douglas do not match up with what items are identified by residents and Board members. Letters being sent to residents have been sent to the wrong addresses and the content of some letters is incorrect. Larry will talk to the Wm Douglas management about the poor effort.

Steve will talk to the residents of 8586 RPC to determine their plans for the black tarp that is placed by the pond.

4. **Old Business:** The quote from Lake Doctors for replacement of the pond lights was presented again. The vote to approve the work was unanimous.
5. **New Business:** Frank made a motion to terminate the contract with Wm Douglas at the end of the term and it was agreed to by all present. Larry will contact the management and inform them of the intent to terminate.

Frank made a motion to purchase four mailboxes for the new homes being built and one for the neighborhood to obviate the need for mailbox rental. All approved.

Frank indicated he needed a form for completion of our liability insurance but he will handle.

Frank will send an email to all residents seeking nominations to fill the vacant Board position created by Gene Potes leaving the country.

- **Next Meeting:** July 5 at Frank Glover's house – Corrected to read “ The July meeting will be on July 12 at Larry Drake's house at 7 pm.”
- **Adjournment:** Frank moved to adjourn at 8:01 pm and all agreed.

Approved:
Larry Drake, President

Recorder: Larry Drake