

HASLEY HILLS HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
February 4, 2010

Present:	Bob Throckmorton	President
	Larry Totter	Secretary
	Roger Ludwig	Treasurer
	Jim DeMatte	Director
	Nancy O'Neil	Association Management
	Diane Sumner	Association Management
Absent:	Michelle Griffin	Vice President

Call to Order, Bob Throckmorton

The President called the meeting to order at 7:00 PM.

New Business

Gas Company

Since the representative from the Gas Company's representative was in attendance, the President moved the New Business to the top of the agenda.

Mike Dozier met with the Board to discuss the concerns that the Association had voiced last year regarding the drilling and potential noise that the drilling will create for the owners in the Hasley Hills Homeowners Association.

Mr. Dozier discussed the drilling, advised the Board that sound tests had been taken and that the Gas Company will do everything necessary to mitigate the noise. He provided his contact information and homeowners and Board can contact him at any time should there be any problems. He will provide the noise level reports to the Association and confirm that the Gas Company will do whatever is necessary to limit the noise from the drilling.

Committee Reports

Resolution: The Board voted to write off WO001-0210 as the bank foreclosed on the property based on the cost associated with attempting to collect the fee owed. Motion carried 4-0

November Financial Report

Motion: Roger Ludwig Second: Jim DeMatte

Resolution: The Board voted to approve the November financial report as submitted.

Old Business

It was agreed by the Board that based upon contracts, the Lot Line discussion and resolutions will be discussed in Executive Session.

New Business

Reserve Loan Discussion-Tabled- The meeting will reconvene at the conclusion of the Executive Session Meeting.

Manager's Report

Annual Meeting Time Line

The Manager presented the Annual Meeting Time Frame Schedule. Ballot Collectors and Inspectors can be appointed at the April Meeting. Candidate forms will be mailed on or about March 5, 2010.

Insurance Renewal

The Manager advised the Board that the insurance is up for renewal. After some discussion the Board approved the insurance summary submitted by LaBarre and Oksnee Insurance.

Motion: Roger Ludwig Second: Jim DeMatte

Resolution: The insurance proposal submitted by LaBarre and Oksnee including the workmen's compensation insurance was approved by the Board. Motion carried 4-0.

Announcement of Executive Session

The President announced that the Board will meet in Executive Session at the conclusion of this meeting and February 24, 2010 and March 24, 2010 to conduct homeowner hearings and discuss litigation.

Adjournment

Motion: Bob Throckmorton

Second: Jim DeMatte

Resolution: The meeting adjourned to Executive Session at 8:31 PM
Motion carried 4-0.

Reconvened Meeting

The Board reviewed the civil code relative to loans from reserves to pay for litigation on repairs for common areas.

Motion: Roger Ludwig

Second: Jim DeMatte

Resolution: The Board approved a loan in the amount of \$250,000 from reserves to fund the costs to cover the litigation expenses. Motion carried 4-0. The loan will be repaid at the time the law suit is settled

Executive Session

In Executive Session, the Board discussed the pending litigation with KB Homes, and foreclosure action on two owners. The Board also discussed and reviewed lot line issues within the Association.

Adjournment

Motion: Bob Throckmorton

Second: Roger Ludwig

Resolution: The meeting adjourned at 9:25 PM.

Larry Totter, Secretary

