

November 3, 2009, Polo Run Recreation Association Board of Directors Meeting Minutes

The meeting was called to order at 7:00 PM at John Neal's home. Those present were: Board members Andre Van Hall, Rebecca Dow, John Neal, Jack LaRock, and Jeff Elliott. Nancy Van Hall and William Oliva were present representing the Architectural Review Committee (ARC). Also present were residents Nancy and Bill Haas.

- A motion was made by John to approve the September 28, 2009 meeting minutes, 2nd by Rebecca. All voted for. The motion passed. The next meeting was set to be held at Jack LaRock's home on January 11, 2010. Also, tentative dates were set for future meetings on March 8th, May 10th and July 12th.
- The BOD discussed the annual cost to insure the ARC would be around \$15 per home. Nancy Van Hall stated this is a must if the ARC is to continue to enforce ARC policies. John questioned if the ARC is subject to the new state laws. Rebecca pointed out that the ARC would have to merge under the same documents and covenants with the PRRA before the State laws of Common Interest Ownership Act (CIOA) would apply. It was decided to work in this direction depending upon the results of neighborhood questionnaire.
- Rebecca had developed a neighborhood questionnaire draft and the BOD discussed each question, made adjustments as needed. All those present at the meeting had very good input. It was decided to send the questionnaire out to the PRRA homeowners on Survey Monkey.com and by door-to-door delivery.
- The BOD discussed the up coming horse and buggy event. Andre and Nancy Van Hall agreed to get the event organized. A motion was made to fund the event as provided in the budget by Jeff, 2nd by Rebecca. All voted for. The motion passed.
- The PRRA website was discussed about needing updates with William Oliva. (William does PRRA website updates). William agreed to get this done since the board was now in place and meeting minutes were approved. The ARC members were then allowed to leave if they wished.
- John reviewed the financial statement, check register, and operating budget from Western State Properties. He answered some questions from board members regarding what some items were. Delinquent dues were discussed and it was pointed out policies are in place for Western States Management to follow up for collection of past dues assessments and names of delinquent homeowners should only be known to and discussed by the board members.
- The BOD discussed the sign language of the pool and area rules. A motion was made by Rebecca for the sign to read, "Use of the parking lot is for residents and their guests only. No activity is permitted between 9:00 PM and 8:00 AM. Use at your own risk". The motion was 2nd by Jeff. All voted for. The motion passed. Andre asked if we could take the existing "No skateboarding" sign down. Jeff agreed to do that.

- A homeowner had requested that the meeting minutes include all discussion from each board member. It was decided that all detail would be too cumbersome to write, such detail in minutes is not required by the PRRA governing documents and also that the board meetings are open for any homeowner to attend.
- The BOD discussed the \$16 per year cost to increase the PRRA medical coverage from \$5,000 to \$10,000. Jack made a motion to approve the cost, 2nd by Rebecca. All voted for. The motion passed.
- The BOD reviewed a 2010 budget for PRRA. The question was asked if we are allowed to approve expenses for neighborhood activities such as the Christmas horse and buggy event. It was decided since previous boards had approved these funds and the word “recreation” in our association documents made these allowable expenses. John made a motion to approve the 2010 budget, 2nd by Jack. All voted for. The motion passed.
- A legal representation retainer document was reviewed from an attorney who has represented PRRA in past years. It was decided to table the request until other legal proposals are obtained. Rebecca will refer names of other attorneys to the board.
- The board talked about the email vote policy. Rebecca informed the board, under State law it is legal if the vote is unanimous only, otherwise it will require a vote at the next board meeting.
- Jeff, made a motion to adjourn, 2nd by John. All voted in favor at 8:45 PM.