

Minutes for Polo Run Board Meeting
April 1, 2009 7:00p.m.
Home of Sally Tichota

1. Call to order by President Paul Howald Present: Paul Howald, Andre van Hall, Sally Tichota, Pam Hallowell, Earl Johnson (Western State Management) Bill and Nancy Haas, Becky Dow (Homeowners) Nancy Van Hall (ARC) William Oliva (ARC) Rich Johnston (PR Association Attorney)
2. Review and Approval of Feb. 2009 Board Meeting Minutes- moved to approve by Andre van Hall, second- Sally Tichota approved
3. Old Business:
 - A. Financials- Earl Johnson: No errors, no delinquencies. Review of legal fees. Asphalt was pre-paid in 2008. All correct year to date. Pump cost paid. Moved to approve financials by Andre, second, Pam. Approved.
 - B. Website update- Paul Howald: Site is looking good. Andre made the motion to close out Yahoo account as soon as everything was ready with the PR Website. Second, Sally. All Approved
 - C. Pool House Furnace Wrap-up Report- Earl Johnson: All is well. The Pool will be drained and covers will be installed on drains per The Graham Act regulations. Mens' toilet leak and door repaired. Furnace/Boiler ready for the season.
 - D. Association Landscape for 2009 - Paul and Andre: Contract Status-Approved by email and Paul signed which hires the individuals provided by Jeff Elliott. Jeff will act as Committee head and Andre van Hall, will be the Board's liaison person. All were in favor. Contract given to Earl Johnson. Committee members thus far, Karma Dingman, Nancy van Hall. Members met at the Monuments and Pool to discuss plans. Nicer plantings and neglected improvement plan was put forth. Total would be approx.\$5300.00 to make changes. Most changes will be for this season only, to get community back on track. The annual meeting heard from Homeowners that we needed a change and improvements were expected. Moved to approve monies taken from reserve, Pam and second by Paul. All voted in favor.
 - E. Attorney Johnston Letter of March 5, 2009: Green Law Comments-discussion of the Law and what it means to Associations. ARC to be responsible to review rules and regulations. Our Attorney, Rich Johnston said we could provide guidelines to regulate but can't forbid. It is recommended that the ARC come up with a set of guidelines and not look at case by case requests. Becky Dow pointed out that the ARC is a lame duck, no teeth to prevent any request from happening. Also, the Attorney warns that we must research what truly is defined as "Energy Efficient".
 - F. ARC Comments: American Family Insurance Letter Handout- Paul: The ARC is not covered by the PR Association's insurance, so individual members have no coverage if sued. This problem should be solved under the provisions of the first CCR's...the restrictive covenants. Andre wanted the Association to pay or add the ARC by making them a committee. Paul said we can not do that under the provisions of the Association's CCRs. Subject to be revisited.

G: Covenant Comments: Merger vs. New Documents: We need one set of Documents. The question is do we merge the two Declarations or create an entirely new document? In any case we need to show red-line changes for all Homeowners to see where changes were needed. One idea is to change protective covenants and the three amendments, leave the recreation part alone. Paul stated that merging or doing one new set could make the ARC a sub-committee of the Board and then they would be legally be covered by the Association's insurance. The Board discussed appointing a committee to study the CCR problem and send a letter to the community. Becky Dow volunteered to be the chairperson. There will be four members (two homeowners, plus two homeowners who are attorneys) and one Board member. Bill Haas, volunteered as a Homeowner. Paul Howald said he or any other Board member could serve on Committee. It was moved to create the committee, conduct a study and report to the Board by June 3rd meeting, and have a plan ready for a vote at the Annual Meeting. Becky is to meet with the Association Attorney. Paul motioned and Pam gave the second. All approved.

H. Otero Fence Comments: Securing License from City and Other Issues-Otero Homeowners are working with each other to find solutions to the Fence Issue. Trex and Wood are being considered. Brick seems to be a dead issue. Trex has been researched as an option, however all fences along Otero must be uniform per CCR documents. Becky Dow confirmed this point as she said she wrote the last amendment. The Attorney recommended that the Board's position concerning its obligation to replace the Pool fence, should be to follow the lead of the Homeowners, not to set or recommend a particular type fence or material. Discussion followed. Becky stated that she felt the Board should vote on the style of fence for the Pool, on it's own. Andre said that the Board should choose what they felt best, for the fence style. Sally said that the Board shouldn't be on the defense but do what is positive for the community. Paul said that we, the Board, are obligated to replace the Pool fence with the same material as is chosen by ALL of the Otero Homeowners. The Attorney suggested one approach that the Otero Homeowners could work together to pick a fence type and if only a few wanted something different, then the remaining Homeowners could provide the money needed to pay for those who were objecting. But the Attorney reiterated that the intent of the Board is to comply with the final choice, not step forward or commit one way or another. Paul believes that the Board should wait for the Otero Homeowners to choose a fence style and that currently, according to the documents, all Homeowners would have to do the same fence style, whether wood or Trex, Trex/Brick or Brick. Andre feels that we must act soon, due to the poor appearance of the current fences. Paul says the Board should be supportive but not take the lead which would be contrary to the Board's responsibility outlined in the CCR's. Also, there is the easement issue that needs to be considered. Some Homeowner fences lie in the City's right of way. The Attorney spoke of revocable licenses. A motion was made by Andre to have the Board talk to the city and get revocable licenses for the Pool (two lots) and the wing walls. Second by Paul. All were in favor. Sally questioned money involved. We will o.k. spending up to \$200.00 for filing fees, if any. Nancy van Hall was concerned about our actions if it set us up for the City to take back land. Becky said we are squatting and the licenses would protect us. Motion by Andre for the Board to put up Trex at the Pool, if all Homeowners agree. Second, Sally. Vote, two for, two against, did not pass.

I. Garage Sale: Nancy Haas has agreed again to Chair the June Community Garage Sale. The Raushkolb family will help. It will be held the 1st week-end of June-5/6. We will place a Newspaper ad and flyers in stores, suggests Nancy van Hall. Also, William Oliva will use the Website and Craig's List. We will have Spring Clean-up the following week and place a dumpster in front of the Pool. Instructions to all Homeowners will be to use dumpster wisely. If the regular trash service will take certain items, please do not take needed space from others using the dumpster. A paper shredding devise could be made available at the Pool for community members to pay for on their own, and use. More to follow concerning this. The budget is approx. \$150.00 for the Garage Sale events. Move to pass, Andre. Second, Pam. All voted in favor.

4. New Business:

A. Steve Hazel's Vacant Position: Becky Dow volunteered for the Treasurer position. Pam said four other community members have expressed an interest but not formally stepped forth. Sally moves to nominate and approve Becky Dow to the position. Second, Andre. Vote, two for, two against. Does not pass. Additional applicants will be considered at next Board meeting.

B. Use of Pool for Large Groups: Current documents allow for only four people to be a guest of a member. Becky states that we have no life guards and could have liability. Also, we can't have exclusive gatherings. Pam said she is fine with parties, as she feels Homeowners are responsible and would be. Andre felt that parties are welcome also. Earl said that anybody could get in and it could be a problem. It was decided that parties of more than 4 guests would not be allowed.

C. Marketplace Page on Website: The idea is to have a new page added to the Website to allow community members to advertise items for sale. William Oliva said he could create this on the Website and monitor it as well. No large ads would be permitted, only small ones, and we decided another new page could also tell of services from community. It will be safe and Polo Run would not give endorsements and use a disclaimer. Pam questioned safety and was told that only Homeowners emails would be given out. William said he would handle everything. Ads would only remain for 30 days. Moved to accept by Paul. Second by Andre. Passed by all.

5. Moved to Adjourn by Andre. Second, Paul

Next Polo Run Homeowner Meeting set for June 3rd, location to be announced.