

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

CatsPaw Property Owners Association, Inc.

Teleconference on Wednesday July 13, 2011 6:00-6:50

The meeting of the Board of Directors of the CatsPaw Property Owners Association, Inc. was called to order. President Frank Lee acted as Chairman. Members in attendance were: Bill Kee, Charles Davis, Randy Aderhold, Chet Mahon, Bill Watts and Debbie Mackie. The Chairman noted that a quorum was present.

**Review of Minutes:** The minutes of the June 21, 2011 teleconference were reviewed and discussion ensued. There were no corrections made. A motion was made to accept the minutes, this was seconded and the minutes were approved unanimously.

**Road Committee:** Charles Davis commended the road committee for the excellent work done on Rusty Ridge. Bill Kee brought up a conversation with Art Trufelli. When Desoto Trials was working on the roads they turned their trucks around on his lot smashing a number of trees that he had planted and leaving a mess. Art reported that he confronted the driver of the vehicle who stated, "I did not know anyone owned that property". Bill Kee spoke with Art on the behalf of the board expressing regret for the damage done to his lot. Art requested that the board place some significant effort into making a permanent turnaround on CatsPaw Road for trucks and other vehicles. He noted that this was the second time that trucks had turned around on his property smashing trees and shrubs that he had planted. Chet Mahon voiced concern that it was dangerous not to have a turnaround on the road for heavy vehicles and other traffic. Art made a request of the board to plant two Fraiser Firs in the area where the damage occurred and have the area cleaned up. Bill Watts made a motion and it was seconded that the board should contract with someone to purchase, plant two trees and perform the clean up for a reasonable fee. The motion was passed unanimously. Bill Kee volunteered to contact someone about completing the work.

**Selection of New Board Members:** There was a general discussion of the process for selection of new board members and the guidelines stated in the proposed set of new bylaws. Chet Mahon, Bill Watts commented on the election process. Chet Mahon voiced a concern that the 1996 Bylaws were not legal if only 11 of the 49 lots were represented at the meeting and voted on the bylaws. He felt there was not a quorum present and therefore they could not be legal. Chet feels this is overlooked in Ken Fromknecht's opinion. Chet Mahon also mentioned that he was planning to step down from the board when the next set of elections occurs.

**House Select Committee:** The chairman asked if their had been any response to the letter sent to the house select committee. There has been none to this date.

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**Annual Meeting of the Property Owners:** A number of points were discussed about the upcoming property owners meeting to occur on Saturday July 16, 2011 at 10:00. A court reporter has been requested to be at the meeting, Pearl Scionti, to record the meeting as was done at the 2010 Property owners meeting. A mediator, Bill Mauldin, had been contacted to possibly assist with conducting the annual meeting. He is a former Methodist Minister who now does mediation work and has worked with a number of other homeowners associations in the area. A number of board members spoke with him about his experience and qualifications. Frank Lee would act as chairman of the meeting and Bill Mauldin would only act during the discussion to make sure all members had a full and equal chance to express their views. A motion and a second were made to hire Mr. Mauldin for the meeting. 5 board members voted in favor of hiring him for the meeting and one was opposed, so the motion passed.

A motion was made to adjourn the meeting; this was seconded and approved unanimously.

Respectfully Submitted:



William Kee  
Secretary

Approved:



Frank Lee  
President