

Catspaw Property Owners Association Executive Board Meeting
Conference Call
October 3, 2019
7:00 p.m.

A vote was held to determine if this could be an official board meeting without due notice. Voting in the affirmative were: Susie Henderson, Jack Lurie, Art Trufelli, Laurie Holmes, and Sherman Phillips. Rich Castle and Billy Dasher were not present for the vote. Also attending – Ross Henderson. There is no written agenda.

NOMINATIONS. Art Trufelli requested a meeting when he had received no nominations and wasn't aware of anyone that wanted to remain in their present positions. Art was concerned about the health of the association. With only 19 homes, we have a small number of owners willing to serve. He said that Susie Henderson was nominated for President by Michael Sullivan yesterday. Art Trufelli identified the three critical board jobs as: secretary, treasurer and road chair which are being done by three outstanding individuals. He suggested that those board members train new replacements for the future.

ANNUAL MEETING DATE IS IMPORTANT FACTOR IN DECISION TO RUN FOR OFFICE. Jack contacted Glenn Farrow, but he would only be willing to serve on the board if the meeting is held in the summer due to fall commitments. Susie said that she would be willing to serve one more term as secretary if the meeting is moved to July; Jack agreed that he wanted the meeting moved to July. Art Trufelli would prefer July, too. It was suggested that the vote for the annual meeting date be held before the elections. James Allgood intends to start building their home in the spring and would have interest in serving on the board after his house is built. Susie will contact the Bryson's about community involvement. Jack said that the Karimi's intend to build a house in 2020. Art Husband does not want to serve on the board at this time.

At the annual meeting, Sherman said he will summarize the need for a July meeting because multiple board or potential board members cannot attend the annual meeting if held in the fall. Susie said that there is considerable work to holding the meeting which is difficult given her commitments in the fall. Sherman's recommendation will be to move the meeting to the summer and call for a vote before elections. Jack Lurie said that if there is resistance to moving the meeting to July, then those people will have to serve on the board or on a committee.

ROAD CHAIRPERSON – Art Trufelli said that he thinks that Ross Henderson would be a great road chairperson. Susie said that she was not sure that two people from the same family can both serve on the board. Jack and Art said that they interpret the bylaws that it was not an issue if you own more than one lot. Jack said that he was surprised that Rich was not participating since he expressed interest in being road chairperson. Art said that Rich can be a member of the road committee.

Sherman said that he has been in contact with Billy Dasher who has been asked if he could provide a PowerPoint presentation. Jack and Billy will get some information together for the PowerPoint, but not create it. Susie offered to create the PowerPoint if given the information.

(Rich Castle joined the meeting after meeting in session for 24 minutes.)

SULLIVAN LOT ENCROACHMENT. Michael Sullivan has contacted Sherman Phillips three times with the latest contact occurring today. Sherman said that his lot needs to be put back into its original state as promised a year ago. Billy has been contacted twice by Sherman about this issue and has not addressed it. Fixing the problem is not an individual decision. The Road Committee reports to the board and must solve this problem. The association is totally in the wrong. We need to work together to reduce liability. Ross added that Michael Sullivan stopped at his house and said that he doesn't want to sue, but wants his lot fixed. Ross didn't understand why the lot wasn't repaired when Scott Farmer did road work in the spring. Rich said that it was not part of the scope of work and there was no letter from Michael Sullivan giving permission to work on his lot. Jack offered to fix Michael Sullivan's property and get permission to do the work. Small equipment will be helpful to repair his lot. Sherman said that the association needs to show him that an effort is being made to fix his lot. Ross said that it was clear in the spring that the dirt removed was on the right side of the ditch.

In the 13 years that she has been attending annual meetings, Susie commented that multiple members (for example, McCollister, Clayson Rd property owners, the Garner's, Moss, Sullivan) have had to threaten a lawsuit or beg at multiple meetings to get their road repaired or maintained. She believes that this is not right and asked what others thought. Sherman said this relates to last year's annual meeting where it was decided that we would have short, mid and long term plans for road repair, mowing, ditch cleaning, etc. Each road should have a certain amount of road improvement done at least every other year. The road chair will have to come up with a road plan that the association will adhere to.

SIGN DISCUSSION. Sherman said that "End Cats Paw Rd – Begin Private Road" sign is about 300 ft. from where it needs to be. Jack Lurie said that he agrees. Laurie was asked how she feels about moving the sign to her lot 16; she thought the sign should just be removed and the gate should come down. Rich said that we should ask Mr. Aderhold to remove the sign. Laurie commented that Mr. Bryson said he bought the lot because it had a gate. However, there is a plat that shows Cats Paw Rd extends to Laurie's lot. The gate also needs to come down because they are cutting off access for other members to come. Jack Lurie said that we attempt to remove this diplomatically. Art commented that the road ends at Laurie's lot. Jack thought there was sufficient room to turn around before improvements were made. Rich Castle suggested that the board send a letter to Mr. Aderhold as to how the board reads the legal status and a proposed solution. Art agreed that a letter should be sent to Mr. Aderhold explaining the board's position and offered to talk to Randy Aderhold about the sign and gate after exploring the law. Art said that access to the end of the road cannot be blocked. In the future, we must plan for a turn around. Ross will send copies of the original plats and information to Art and the board.

Art offered to be on the road committee if Ross was chairperson to advise on this matter. Ross tried to clarify whether Rich was interested in running to be Road Chairperson, but he had left the call.

Susie asked Laurie to include the 2018 DRAFT Annual Meeting Minutes on the website tab for the 2019 meeting.

Meeting adjourned at 7:58 p.m.

Respectfully submitted,

Susie Henderson, Secretary