

Catspaw Annual POA Meeting-July 12, 2014 Franklin Public Library

Called to order at 10:12 am by President, Frank Lee

Welcome by Frank Lee.

Update report on the first year. The Henderson's were asked to remove their website from the internet as promised. He agreed to remove it last year and has not. He disagreed with the request this year and believes there is helpful information on it. A new "official" website has been created, approved by the Board of Directors and it causes confusion to the membership.

Governance Committee Report by Sid Heidt. What does this committee do? Oversees matters of governance, soliciting members to become Board members, (at least 1 for each position) Suggesting By-Laws, reviewing complaints by owners for resolution, Judiciary for fee collections. Review Board requests. Owner accounts were reviewed and past dues were collected. All but one lot owner has settled up. \$4300 was collected!! Sid acknowledged the excellent job by Art Trufelli. Budgets for 2014 & 2015 have been prepared for approval at this meeting. If anyone has an issue, please bring it to this committee. Sid is stepping down as committee chair. A new committee chair is to be elected. A motion was made to approve the Report and seconded. The report was discussed and approved.

Communications Committee report by Laurie Holmes: The website is UP! It is www.catspawpoa.com Minutes will be there as well as announcements. We have a new call in # for Board meetings. This # will be on the website for all to be able to attend. A motion was made to approve the Report and seconded. The report was discussed and approved.

Road Committee report by Kice Stone: History of the roads, Kice and Bill Watts have maintained the roads for over 10 years with the assistance of Sid Heidt & Billy Dasher. The roads are as good as they have ever been. It takes \$15,000/year to maintain the roads at this level. Thelma Garner had requested Walnut Gap Rd be improved at last year's meeting. Much work, over \$5,000 has been spent on that section of road. More gravel is to be added in the future. We discussed which sections of road need to be improved. Clayson Rd is a problem due to vacation renters in Sue Aery's home. Roxy needs improvement too. The hemlocks are causing problems. Limbs are dropping. Policy is to maintain MAIN roads. Several of our roads need improving, but more money will be required to do this. A better base needs to be established on these roads. Options are being reviewed. Paving is very expensive. Ross Henderson suggested we look at other subdivisions. Kice asked him to take pictures so we can investigate this further. Susan Stone pointed out that the curve across from the Mitchells' home on Catspaw Rd is very dangerous. We need a mirror and brush needs cutting to improve visibility. Perhaps warning signs would help too. Ross Henderson owns the property with the brush and gives his permission to clear the brush but not for widening the road in the curve. The Road Committee will investigate the options to improve the visibility of the curve and approach the Mitchells and Henderson's about the options when determined. A motion was made to approve the Report and seconded. The report was discussed and approved.

Treasurer's Report by Charles Davis. Handouts were distributed so that everyone can see the books. In the future, all reports will be posted on the website. Charles stated that his responsibility was to take good care of the members' money and guidance of the reports for the members understanding. New QuickBooks software was purchased; we continued our accounts with Wells Fargo. Charles hopes this provides continuity. Exhibit A is attached for the full report. Past due dues have been collected. Accounts have been settled from all but one lot owner. The Board approved all these actions. A motion was made to approve the Treasures Report and seconded. The report was discussed and approved.

New Business:

53 Lots are represented at the meeting in person or by proxy. 28 are needed for a quorum.

2014 Budget for review and approval: Treasurer, Charles Davis discussed the reasons for no dues assessment for 2014. This will be the first year operating under the new by-laws. Therefore, the budget could not be approved at last years' meeting. Since we are now operating under the new bylaws, we voted and approved the Budget.

2015 Budget was presented for review and approval. A dues increase is proposed from \$250 to \$275 for lots and \$300 to \$330 for homes. A motion was made to approve the Budget and the increase and seconded. It was approved.

Can we hold an election for officers at this meeting? We have a quorum. We failed to send the ballot out 120 days in advance as required in the new by-laws. Ross Henderson made a suggestion to hold over current officers as "provisional" officers of the Board. Kice Stone disagreed and suggested we hold an election at this meeting. Art Trufelli disagreed with Kice. A discussion ensued about the validity of the election. We realized we did not follow the new by-laws. A motion was made to keep the Board as "provisional" officers. Ross Henderson recognized that the current Board is legal. We will keep the current officers for another year. We voted and approved the motion. Frank Lee apologized for our short fall, but please recognize we are a volunteer Board and are doing our best.

Susan Stone suggested we hire an "independent" bookkeeper to manage the accounts to keep continuity. The treasurer would oversee this. Because the Treasurer changes. It also would help establish a more permanent address for the POA. How many hours would be required? Charles Davis will prepare an estimate of the required hours. The Board will review the validity of a bookkeeper. This will cause the Budget to need to be reviewed as well.

Date for next years' meeting was discussed. A motion was made to have the meeting on the second Saturday in July, which would be July 11, 2015. It was approved.

The floor was opened up to discussion. Ron Meuldijk was introduced. He will be taking over the Governance Committee for Sid Heidt. A suggestion was made to include the By-laws committee to work closely with the Governance Committee. They agreed.

The Sign Committee reported. Progress is being made. New signs will be finished in 2-3 weeks. The Main sign has not been approved by the membership. Design suggestions were called for.

The meeting was adjourned at 12:16 pm.