

High Pointe North  
Homeowners Association  
Meeting Minutes  
August 25, 2008

Bill Richardson called the meeting to order – 6:44pm.  
Roll call - attendance:

Bill Richardson – Vice-President  
Andrea Conti – Director  
Carl Baisden – Director  
Eugene Hayes – Director  
James Kruse – Director  
Gary Warren – Director

Visitors – Rachel Dixon and Mario Moncada (7:00pm)

1. Since the annual meeting on 18 August 2008, Bill has researched the Articles of incorporation and by-laws to determine how to move forward in regards to electing new officers and voting in new directors. Following the annual meeting John Enders submitted his letter of resignation, which leaves 3 vacancies (Directors) on the board (1- 2 year term and 2-1 year terms).

He opened this up for discussion to either elect new officers (with the six current directors) or wait until the remaining 3 director positions were filled. Following discussion with input from all the directors, considering that there were several individuals interested in the open positions not in attendance, it was decided to move forward now.

James made a motion to nominate Rachel for a Director position, Carl seconded the motion and with a 5-1 vote the board voted to add Rachel as a Director, and she accepted a 1 year term.

Carl nominates Andrea for the President position and she accepts. No further nominations, Andrea is appointed President. Bill turns the meeting over to Andrea.

Eugene nominates Gary for the position of Vice President, Gary declines.

Andrea nominates Carl for the position of Vice President, and he accepts the nomination. No further nominations, Carl is appointed Vice President.

The board has a discussion and reviews the responsibilities of all the positions as stated in the articles of incorporation and by-laws.

Bill nominates James for the position of Treasurer, and he accepts. No further nominations, James is appointed Treasurer.

Andrea nominates Gary for the position of Secretary, he accepts. No further nominations, Gary is appointed Secretary.

The new board positions are set:

Andrea Conti – President

Carl Baisden – Vice President

James Kruse – Treasurer

Gary Warren – Secretary

2. The board further discusses the responsibilities of the Director positions.

Eugene makes a motion to add Mario as a Director, Gary seconds the motion and with a unanimous decision Mario accepts a 1 year term.

1- 2 year Director position remains open.

3. Unfinished Business

Andrea reviews with the board estimates in regards to lawn maintenance and pond management. Bill brought up the topic of “swift mud” and the legal importance of receiving a certificate in regards to the ponds. The quotes were not specific enough to determine if that was included. All in attendance agreed that we must get this taken care of.

Eugene makes a motion to approve the Deans Lawn Care quote (6 x \$200) as long as we (HPN) can obtain the certificate as a result of there work, sprays from the center to the outside and all necessary licenses and insurance are provided. Carl seconded the motion – unanimous decision.

4. Treasurer report and budget information

Andrea shared with the board 2007 and 2008 budget information. Bill expressed concern about controlling any expenditure we can since many of them are fixed or out of our control (i.e. utilities and insurance). Adding to the concern is the number of unpaid association dues.

Andrea received 2 payments of \$23.00 each for late payment fees. This is a result of letters being sent out. She addressed the board about depositing the checks. Rachel made a motion to deposit the checks and Gary seconded the motion. Andrea will deposit the checks.

5. Transition of information – Open Forum

Bill shared with the board all of the information handed over to him from Bill Mahoney, Bob Arnold and John Enders. Included in this information was a variety of versions of the by-laws and covenants. Bill in reviewing this

information said it seems that we now have more questions than answers. Bill pointed out that we need to confirm what the county has on record, and use that as a starting point. Additional miscellaneous HOA specific information, including paperwork from the annual meeting, John Enders letter of resignation was handed over to Andrea as the new President.

Bill also presented the new “no trespassing” signs and it was determined that a work detail would be required in order to get these posted. A motion was made and seconded for Carl or Eugene to purchase the necessary materials needed to hang the signs including the cement, unanimous approval.

The home of the month for August was presented and the sign is accounted for.

New board member contact information:

Rachel Dixon

Gary Warren

James Kruse

Mario Moncada

Next meeting will take place 8 September 2008 – Location to be determined.

All board members knowing individuals interested in serving on the board should share this information to attend.

Meeting adjourned at 9:45 pm.