

Hill Pond on Spring Creek (Wallenberg Drive) HOA Board of Directors Meeting Minutes
Monday, June 11, 2018 at 1936 Wallenberg Drive

Quorum Established and Meeting Called to Order

The meeting was called to order by Board member Rick Hoffman.

This was a joint meeting of the previous Board (2017-2018) with members Lee and Sam Cooper, Carrie and Jeff Eagan, Rick Hoffman, Mary Catherine Murphy, and Julie Savidge; and the newly elected Board (2018-2019) with continuing members Rick Hoffman and Julie Savidge, and new members Diane Crews, Doug Hinerfeld, and Dick Thomas.

Other HOA member present: Fini Thomas

Nomination and Approval of Board Officers

Diane Crews nominated and Julie Savidge seconded a motion to approve Rick Hoffman as President. The motion was approved.

Rick Hoffman nominated and Doug Hinerfeld seconded a motion to approve Julie Savidge as Vice President. The motion was approved.

Julie Savidge nominated and Rick Hoffman seconded a motion to approve Diane Crews as Secretary. The motion was approved.

It was noted that, while Tom Trout has served as de facto Treasurer, although he was not an elected member of the Board, under the newly approved Bylaws, the Board must elect a Treasurer. Rick Hoffman nominated and Julie Savidge seconded a motion to approve Doug Hinerfeld as Treasurer. Tom will continue to serve in a de facto capacity as a member of the Finance Committee.

Approval of Minutes

The minutes of the April 12, 2018, HOA Board meeting were previously approved by e-mail.

New Business

An item of new business that was discussed at the HOA Annual Meeting on May 23, 2018, was the need to **revise the current HOA Covenants and to form a Covenant Revision Committee**. The following HOA members had volunteered to serve on this Committee: Marshall Frasier, Dan Ganster, Ann Hunt, and Al Lamborn. Rick Hoffman will contact these members to determine if they are still willing to serve and will then convene the group as both a member of the Committee and as liaison with the Board.

As noted at the annual meeting, in order for Covenants to be amended, a 75% approval of HOA members and 75% approval of lien holders is required. Recommendations of this Committee will be submitted to the Board who will prepare final recommendations to be sent to Pete Dauster, HOA attorney, for review of legal compliance. He is also responsible for identifying the lien holders. It was noted that a special meeting(s) of the HOA members could be held to discuss potential changes to the Covenants before a final vote.

It was suggested that the Covenant Revision Committee should record their deliberations to be included with their recommendations to the Board.

The Bylaws, which were approved at the HOA Annual Meeting on May 23, 2018, require the signature of Board members following the addition of amendments voted on at the annual meeting. The revised Bylaws were signed.

It was noted the HOA member, Dave Dornan, had suggested that the **website** that contains minutes and other HOA documents needs to be cleaned up, i.e., duplicate or obsolete material removed, etc. There was discussion about how best to accomplish this and Sam Cooper offered to provide assistance.

Old Business

Regarding previous Board discussions about signs designating HOA common property, Sam Cooper and Mary Catherine Murphy offered to prepare some potential layouts for the Board's consideration.

Adjournment

Julie Savidge moved and Doug Hinerfeld seconded a motion to adjourn; the motion passed unanimously.