

## **Hill Pond on Spring Creek HOA Board of Directors Meeting Minutes**

**Thursday, February 27, 2020 at 1836 Wallenberg Drive**

- Quorum established and meeting called to order by Garry Auld
- Board members present: Tom Noel, Dave Dornan, Larry Paroz, Dan Ganster, Garry Auld  
HOA member present: Rick Hoffman

Minutes from 2-13-20 meeting motion to approve by Larry Paroz, seconded by Tom Noel. Approved.

### **Old Business:**

#### Common Area Maintenance:

- Larry reported about ash trees and locations
- Garry will talk to folks that have ash trees near fence to give options
- Garry added email from Dick Thomas
- Board will not worry about the ash trees and boundary lines until later

#### Covenants Revision Discussion:

- Rick Hoffman reported on the discussion from the Covenants Advisory committee. He stressed the fact that the Board is responsible for the appointment of the committee, and will have final say on the revised covenants that are presented to membership for approval.
- Rick apologized to the board for the premature release of the covenants to the membership, since the board did not get the final recommendation until just before the HOA annual meeting.
- It was reported that the lawyer had responded to particular questions the Covenants Advisory Committee had asked, but did not review the final version that was distributed at the annual meeting. Also reported that we have not yet surveyed the membership.
- The suggestion was made that we should not make edits as a board until membership has had a chance to weigh in via survey.
- The board reviewed a draft of the survey questions proposed, suggested revisions and method of release.

Dave Dornan made a motion that he and Dan Ganster will revise the current draft of the survey and its cover letter considering the discussion and suggested revisions from the Board. Tom seconded, motion carried.

### **New Business**

- Submission by Garry Auld for a deck. Dave Dornan made a motion to approve the deck, seconded by Dan Ganster. Approved.
- Following Article 3.14 Action Without a Meeting, the Board voted by email and approved the submission for a new fence from the Frasier's.
- Dave will follow up on recommendations from the previous secretary, Diane Crews for revisions to the Board Operations Manual.

Next meeting time set for Wednesday, 3-25-20, at 5:30

Motion to adjourn made by Dave Dornan , seconded by Dan Ganster. Motion carried.