

## OCHL - 12 HOMEOWNER'S ASSOCIATION

### BOARD OF DIRECTOR'S & OFFICER'S MINUTES

OFFICERS & BOARD MEMBERS: Phil Falk, President, Dennis Hutton, Vice-President, Joseph Kunthara, Treasurer, David Baker, Secretary, Mike Richardson, Member-at-Large

July 5, 2017 Meeting

Attendees: Dennis Hutton, David Baker, Mike Richardson, Tom Deacon

1. Meeting was called to order at 7:40 PM by Hutton at the Deacon residence. Venue and date change due to the normal meeting date of the first Tuesday of the month falling on July 4th. A quorum (3) was present.
2. Secretary's Report - Baker. No new correspondence to report. The June meeting minutes were approved by voice vote on motions by Hutton/Richardson.
3. Treasurer's Report - Kunthara. Kunthara not present. He had emailed that as of June 30, 2017, we had \$49,299.82 in checking, \$20,019.69 and \$100,882.75 in CD's. One homeowner still in arrears one payment of annual dues.
4. ACC Report - Deacon. (a) A new invoice from Windward Bluff received, amount due from us is \$10,511.05, represented as our 20% share of maintenance items per our agreement. A cursory review shows the largest amount covers their "Wall Project", for which we had been advised would cost roughly \$30,000, but in fact turned out to be \$45,000 plus. We had discussed this with the Windward Bluff representative over a year ago pointing out that this project, in our opinion, was not a maintenance item but rather a capitol item which is not covered in our agreement. Baker to find last year's minutes covering this subject and provide to the ACC/Board members. Further discussion with Windward Bluff is anticipated. (b) Deacon wants to quickly move on securing a new website. The best option to date found by Richardson and Baker is with our current provider, GoDaddy. Richardson and Baker to put together a list of features they recommend be included for ACC/Board review prior to finalizing with GoDaddy. (c) The ACC is recommending the Board approve the draft letter prepared by Deacon to be sent to our attorney outlining the unresolved view protection and storm water drainage issues with the Oki Golf Group, seeking his input as to next steps. Deacon anticipating legal costs from \$750 to \$1500. On motions by Baker Richardson, this request was approved by voice vote. (d) Due to planned absences by ACC members on our next scheduled meeting date August 1st., the ACC is recommending the Board agree to an August 8 meeting. On motions by Hutton and Richardson, this was approved. It was noted that we have to get these meeting change notices out to our membership as early as possible per HOA requirement.
5. Other Business - All. None
6. Meeting adjourned at 7:58 PM
7. Submitted by David Baker