

**Board of Directors Meeting, Work Session, February 18, 2012**

The work session meeting of the BOD, was held on February 18, 2012 at 10 a.m. The meeting was called to order by Jerry Mathison, President, who led us in the Pledge of Allegiance. Jerry reviewed the meeting procedures and introduced the Board members in attendance. Barbara Price, Treasurer, Pat Heath, Secretary and Phil Rench, member. Ed Webb was excused, and Sue Naplachowski, the park manager.

Sue gave us an update on happenings around the park. She stated that the current phase of the marina was completed and that a payment of \$59,847.00 was due to be paid. She said John and Pat will hook up the lines for electric and water and then they will be inspected. Sue stated that she was working with West Marine to obtain a good price on materials needed to finish up the marina area. She said she was waiting for notification of delivery of the oyster shells for the left side of the marina but that a large state project had been using all the available shells at this time. Her report said that some owners are removing trees and underbrush from behind properties along the backside of Timberline and that the area was almost clear now over to the adjoining property. This cannot be continued. The Board agreed and we will have to contact these owners to stop. Phil said the county requires a 200ft. setback and that must be honored. There was also discussion about the trash and dumping situation. We need to come to an agreement as to how to handle that situation. We are considering placing cameras in that area and charging fines for large dumping. Sue also brought up the fact about random parking of vehicles and trailers throughout the park. No trailers are to be parked in driveways and parking is not allowed except in designated parking areas.

There was a presentation from the insurance company that handles our new policy. We were underinsured on some of the buildings and we agreed to bring those buildings up to the proper coverage level. There were also some repairs that the inspector suggested and we will follow up on those.

We agreed that we need to consider hiring a new attorney since we are not getting alot of feedback from the current one, on matters such as, handling all the accounts that are in arrears and what our rights are in regards to collecting these amounts and handing of the utilities that are not being paid on these units. We noted that some of these units are being used as rental units. We have discussed this matter in the past and Ed Webb may have a suggestion for us of a lawyer his is familiar with when he returns.

We were made aware that owners are often saying they had not received notices about fine and late charges so we are considering sending the notices by registered mail with a return receipt so that this will not occur again.

The budget for 2012-2013 was presented for consideration and it will need to be approved at the regular board meeting March 17th.

There was discussion about a new accountant. Jerry said he would handle contacting the current accountant and also the new accountant that we voted on in October.

Sue brought up the fact that many driveways in the park are more grass then gravel. There was discussion about having the ECC committee review these driveways during their annual

inspections. There was also discussion about not spraying weeds in driveways but to have owners maintain their own.

We discussed moving the majority of our funds to the high yield interest account so those funds could be working better for us.

Barbara said she heard from Loretta Donaldson and the Loretta would like to see some advertising of the quilt to help boost sales. Sue said she would have Jake post a picture on the website

Sue asked us to consider closing the office on Sundays, but there was no decision on that.

All the issues brought up and discussed at this work session will be considered and voted on at the board meeting on March 17th, since the board cannot take a vote at a work session.

The open forum was the next order of business. Three owners spoke at this forum.

#1 Ray Sanders spoke about trouble he had with a renter who is also employed by the park, but we felt that this was not an issue that the board could be involved with. Also he filed a complaint about the dogs that belonged to the Marina workers, but since they are finished no action will be necessary.

#119 Willie Goheen reported that as far as he knew right now we were exempt from having a lift for handicapped at the pool. The board thanked him for checking on this for us.

#164 June Johns said that she did not see any problem with the park discontinuing the spraying of the driveways. She said she was concerned about the chemicals used and their effect on animals and children.

The meeting was adjourned.

Respectfully submitted,

Pat Heath, Recording Secretary