



BOARD OF DIRECTORS MEETING
OPEN SESSION
MINUTES
SATURDAY APRIL 19, 2014
CLUBHOUSE

DIRECTORS PRESENT

Randy Gillenwater
Sue St. George (on phone)
Rod Olguin
Steve Gasperson
Randy Feltman
Chris Qualls

DIRECTORS ABSENT

Jeff Killion

1. CALL TO ORDER

President, Randy Gillenwater called the meeting to order at 10:05 am.

2. EXECUTIVE SUMMARY

The following items were discussed in Executive Session:

- a. Litigation matters
- b. Member discipline
- c. Personnel matters

3. MEETING MINUTES APPROVAL

Motion: Chris Qualls

Second: Steve Gasperson

Background: The Board approved the open session minutes for March 2014.

The motion was passed unanimously

4. 2013 Audit Approval

Motion: Randy Feltman

Second: Rod Olguin

Background: The Board approved the 2013 Audit as presented.

The motion was passed unanimously



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5. New Business

a. Granting Permission to Build in Common Area

Motion: Randy Gillenwater

Second: Steve Gasperson

Background: After reviewing legal counsel and management's opinion and discussing this agenda item, the Board of Directors approved requiring that any request to build into the common area (common area and greenbelt) must come to the Board of Directors for approval. The Board did not approve any action for the road easement. The Board asked Management to do further research on the status of the road easement, and determine if it considered common area. The Board wants this item to be placed on the May agenda for consideration.

The motion was passed unanimously

b. WUI ARC Guidelines

Motion: Chris Qualls

Second: Randy Gillenwater

Background: The Board disapproved management's recommendation that all projects that require a county permit (window replacement, roof replacement, deck replacement and siding replacement) meet WUI standards. The Board felt that the Association should not have standards stricter than the County standards. The Board would rather make this a recommendation rather than a requirement.

The motion failed 5-1, with Directors Qualls, Gillenwater, Olguin, Gasperson and St. George voting no, Director Feltman voted yes.

ADJOURNMENT 12:00 pm

APPROVED:

Secretary

Date