

Minute of the Meeting  
Southwind Shores II Board of Directors  
May 20, 2006

Present: Don Burridge, George Sutorka, and Bob Hargis

(Prior to the meeting members were given a draft of the 2006/2007 budget for there review.)

Board President Bob Hargis called the meeting to order at 9:00 a.m.

**Budget:**

All members present had reviewed the budget and agreed it looked good. There were suggestions made on how to clarify certain expenditures. Don advised he would revise some wording in the final draft. No further comments.

**Grass Mowing:**

Bob inquired as to the status of Lot #83 and George advised that he had left a telephone message, on May 8<sup>th</sup>, with the owners advising them that their grass had not been cut and asking that they contact him. George advised that he had received no return call. Bob asked if the number called was the one we have on file and George replied "Yes."

Bob advised for the record that both regular and certified letters have been mailed to the owner and we are currently waiting for the return receipt. Don advised the letters were mailed on the 16<sup>th</sup> of May. Don, also advised that he had sent a letter, on May 11<sup>th</sup>, to the owners of Lot #27, both a certified (return receipt requested) and regular mail, concerning non-payment of 2006 Annual dues. Bob indicated that the reason for sending the letters both certified and regular mail is that if the party fails to pick up his certified letter the return receipt will or should indicate if he still lives at the mailing address. Sending it both ways is just another step to cover us legally should we have to take further action.

Bob suggested, once we receive confirmation that our letter was received and if the property owner has not brought his lot into compliance, we hire the same company that mows our common area to mow the property. Bob, asked for suggestions, George and Don advised they were in agreement. Bob advised that once the return receipt was received the Board would make the final decision to hire a mowing company – but for now we are in a waiting mode. Don advised that he had mowed the other half of the Villalobos lot #27 just to make it look decent. Bob closed the discussion by advising that if the lots (both #83 & #27) were not brought into and kept in compliance that association would hire the services of a mowing company and bill the owners. Further, if the owners did not reimburse the Association we would proceed with legal action in the form of liens against their properties.

#### Annual Meeting:

Bob advised the need to start getting ready for the Annual meeting. Also, advising that the Clinton's had ask for a covenant change. Bob advised that he had e-mailed R. Clintons advising him his request would be placed on the agenda and inquiring as to specific wording concerning the covenant. A return e-mail was received from R. Clinton offering his thanks and indicating "Connors fence" is an example. The e-mailed was shared with the members present and placed in the file. Bob, stated the Board needs to make sure we facilitate a fair vote and see what the individual property owners want to do.

Don advised he had received one proxy from Bob Hayden in Florida. Bob then made the comment, for the record, Don will be the acting Secretary and the appointment had been cleared with the other Board members. Also Bob mentioned that it is clear that Roseanne will not be available for the Annual meeting, explaining that's why we mailed the second proxy notifying all property owners Don was the acting secretary and asking them to file their proxies with Don. Don advised he had opened a file for the proxies he had received. Bob asked for final comments regarding the proposed covenant change and there were none.

Next, there was a brief discussion on having a cook out after the meeting and Don advised he would pick of the food (Burgers, Hot Dogs, soft drinks). Bob offered his grill and ice chest. It was decided that final plans and arrangements would be made at the next meeting (the Board would meet and set up the area). Don asked about cleaning the Pavilion and suggested we take a look at it prior to the meeting. Also, Don advised he had purchased a new tablecloth to replace the one that was torn.

Don, as the acting secretary, asked about reading the minutes of the 2005 Annual meeting. Bob advised that last year we waved the reading because everyone was sent a copy of the minutes but if someone wanted them read that was fine.

Bob suggest that we up-date the Roster of Property Owners and Don advised he had the names of the new homeowners, Kliners (Lot #53) and Babb (lot #81).

#### General Discussion:

Bob called for additional comments.

George wanted to go on record that he felt the letters we had mailed concerning the grass problem was a good idea.

Don then asked if Frank was going to bring up Grass Mowing at the meeting and Bob stated that Grass Mowing was George's area but Frank was going to bring up Neighborhood Watch and safety.

Don advised that he had researched the dues cost in surrounding developments and he was going to share that information with the membership.

Bob advised that since the last vote on the fences fourteen properties have changed hands so there are at least 22% of the property owners who had never had the opportunity to voice their opinion on the issue.

Meeting adjourned. 09:30 a.m.