

CME POA Board Meeting
October 15, 2007

- Tom opened the meeting
- Jessica provides insurance for Association. She reviewed the policy.
 - General Liability of Common Area (\$1M)
 - Minimal property liability damage (\$1K)
 - Employee dishonesty (\$10K)
 - Directors and Officers coverage (\$1M)
- Chip read the minutes
- Scott presented the treasurer's report – water bill seemed high. Group agreed to watch to see if there is a trend/if the high bill coincided with the excessive irrigation schedule.
- Discussed getting out assessment letters in time (December 1st) for having payment due January 1, with 30 days to pay. Discuss timing for issuing budget to justify/qualify dues.
 - Discussed potential budget excesses and deficiencies.
 - Need contingency fund for lawsuits, etc. discuss/vote next month.
- Vic presented Landscape committee report.
 - Steve was thanked for getting speed limit sign installed.
 - Still need street sign @ main entrance.
 - Common area to be aerated, seeded, fertilized, limed, etc. this week.
 - 1 Sprinkler head needs replacing and 1 needs adjusting. Vic to contact Irrigation contractor to resolve.
 - Cost to grade, seed, install mats, fertilize non-irrigated area is \$1,200. Cost to do that for just the smooth spots is \$600. Neither was deemed worthwhile at this point due to lack of irrigation. Vic to pursue quote to extend irrigation, for future reference.
 - Need to adjust irrigation schedule to comply with County water restrictions.
- Steve presented ARC Report. Highlights:
 - At their last meeting they reviewed a rough draft for design standards. Steve presented the rough draft to the group for comments. Minor adjustments suggested. Steve asked that the group forward comments to him within the next couple weeks. Ultimately, the Board will vote on it.
 - Group needs to decide how to address/keep track of decisions made in order to maintain consistency in future decisions.
 - Dog Kennel fence was discussed which appears to be in violation. Janet will perform visual inspection, and meet with Glenn to see what agreements were made, if any. She will also go lot by lot with Glenn to determine any agreements made between Glenn & homeowners prior to turning over to the association, and compile a list.

- A resident wants covenants changed to accommodate his situation. Tom suggested if there were a “petition” to change covenants the board could consider but not from one person.
- Due to minimal time remaining for this meeting session, Tom proposed tabling the following topics until next month:
 - Replacement of Street Sign at Entrance
 - Discussion of Va Property Owners Association Act
 - Newsletter Initiative and Solicitation of Volunteers
- Tom presented the topic “Planning for Annual Mtg and Ballot Process”
 - Albert & Chip to be election officials.
 - There are currently 7 board seats. Proposed voting on 7 board seats in the election. How is number of seats determined?
 - Also discussed term of office – some are 1 year and some are 3 years. Proposed putting duration on the ballot; i.e. 1 yr term, 2 yr term, 3 yr term.
 - After ballots are tallied, the board members are announced. Then the board members nominate officers and vote.
 - There will two mailings; First for nominating Board Members. Second, for voting on nominees.
- 9:11pm adjourned to Executive Session to discuss covenant violation.