

Ada Moorings Condo Association

Minutes of Board Meeting held at 7:30pm on January 19, 2016 at the Front Gatehouse

Attendees	Bob Ayars, Chris Beckering (President), Gabe Hartman, Sean Lewis (Secretary), Missy Meighan, Jeff Yost (Treasurer)
Absent	Chris Appie

I. Approval of Minutes

Minutes of the November 24, 2015 meeting were approved.

II. Annual Meeting Rescheduled

A. The annual meeting was rescheduled for **February 10, 2016 at 7:30PM**

B. The meeting will take place at the **Ada Parks Building** as per usual.

C. ACTION ITEMS

1. Ayars volunteered to print notification letter and stuff envelopes.

2. Yost volunteered to print labels and mail the letters.

III. Treasurer's Report -- 2015 Year-End Financials

A. Account Status

1. Checking: \$26,225

2. Savings: \$14,002

3. Total: \$40,227

B. Year-End Balance Sheet

1. 2015 Income: \$125,014

2. 2015 Expenses: \$119,505

3. Net: \$5,509

IV. Tot Lot Update

A. Tot lot expenses for 2014 and 2015 have been paid.

B. The board voted unanimously to approve the 2016 tot lot budget.

V. Road Committee Update (Chris/Bob)

Crack sealing to proceed next year, except for the areas scheduled to be replaced in phase 3. Since the committee is planning to replace the phase 3 area the following year, there is no point on expending resources to seal them.

VI. Beaver Update

The issue has been resolved to the satisfaction of the homeowners on the south pond. The board authorized a \$200 payment for the remediation service.

VII. Dog Issues

- A. The board discussed the status of the dog issue raised and discussed at the November 8 and 24 meetings.
- B. The board is not aware of any violations of the approved course of action set forth in the November 24 minutes.
- C. The board will contact the dog owners for an update and confirmation of adherence to the agreed-upon course of action.
- D. The board discussed the communications received since the last meeting.
- E. The attorney for the owner who sent the original complaint wrote to the board stating, among other things, "If another attack occurs it is entirely possible the POA may be joined as a defendant if corrective action is not enforced or does not occur despite notice to your Board."
- F. In light of the above communication from the lawyer, the Board retained the services of attorney Dan Parmeter of Mika Meyers to provide advice and counsel to the board as needed. The board will try to keep expenses to a minimum.
- G. The owner of the dogs submitted a request that the board obtain an opinion from counsel regarding various legal questions the dog owner had. The board discussed this request and agreed that if a homeowner has legal questions, he or she can seek the advice of his or her own lawyer. The purpose of board-retained counsel is to provide advice or services as needed to the board. The purpose is not to provide free legal services to individual homeowners within the association.
- H. The owner of the dogs also submitted a request that the board provide him with a copy of a communication sent to the board from the complainant's attorney. The board discussed this request. It is not the board's practice to provide copies of complaint correspondence to others, including the party who is complained against. The reason for this practice is that is that homeowners would likely be hesitant to voice complaints if their complaints were promptly turned over to the persons complained against. In this case, the dog-owner is aware of the identity of the attorney and can request a copy directly from him. The board agreed to further discuss the issue in the future to determine if a policy change is in order.

VIII. Next Meeting: The annual meeting on Feb. 10, 2016 at 7:30 pm at the Ada Parks Building.