

# Meeting Minutes

1. Meeting Called to order at 8:15am

In attendance: President Blaine Smith, Vice President Larry Johnson, Treasurer Joanne Madsen, Secretary Mark Antonich, Director Bob Malz, Director Bill Barnwell, David Stendal (Omega Management)

Absent, Director Joel Richards.

Added to new business was landscaping design and additional compensation for Maintenance.

2. Homeowner input. Present were Dianne Corcoran, and Norm Carlson. Discussion was on the installation of Direct TV and why the association proceeded without more homeowner input. After a long discussion a decision was made to have Director Bob Malz contact SCI cable to find out if any additional group discount would be available to any owner who wanted to continue with the current service. Also President Blaine Smith will make the call to stop service with SCI to meet the 30 day requirement. President Smith also will contact InTouch Communications to find out what can be done to possibly provide additional channel services to owners.
3. Approval of 6/4/2016 minutes - Motion by Treasurer Joanne Madsen second by VP Larry Johnson.
4. Agenda approved - Motion by Joanne Madsen second by VP Larry Johnson.

## Maintenance Report.

5. In absence of our maintenance director President Smith provided the report. Dock will be removed, Pools are Winterized, storm damage is complete with repair work on the insurance portion will begin on September 26<sup>th</sup>. One outstanding bill with Peterson Construction remains due to an issue over charges for tree removal and the price agreed upon. President Smith will contact (with the boards approval) to negotiate a final price on the Peterson bill.

## Management report.

6. Motion made by President Smith to provide notice of intent to accelerate and proceed with foreclosure on unit [REDACTED] Seconded by VP Larry Johnson. Unit is part of resort and may be sold along with the lodge.

Motion made by Treasurer Joanne Madsen with second by VP Larry Johnson to send demand letter for unit [REDACTED]

Unit [REDACTED] was sold. Payment will be received for the six-month redemption period assessments from foreclosing bank prior to or at closing.

7. Unfinished Business (see homeowner input above)
8. New business
  - A. Accounts receivables discussed and details provided by David Stendal of Omega Management.
  - B. 309 & 316 Condo terminations were discussed. The Association's attorney is in contact with the Aitken County Board to release an old mortgage on all resort property including some weeks in these units. The time period has expired within which Aitken County would have the right to foreclose the mortgage. In essence, the mortgage is not enforceable but creates a cloud on the title of the property.
  - C. Storm damage claim is nearly complete with maintenance to continue removing trees and stumps at a minimal cost and within budget. Payment received from State Farm for damages and President Smith will try to determine the breakdown on what is included in the \$600 cost of tree removal to counter Peterson Construction's invoice that was higher than agreed upon and lack of written contract with Peterson.
  - D. Phase two of the Hawkinson parking lot repairs is complete. Costs were in-line with estimate with a possibility of some additional costs due to storm damage repairs being done at the same time.
  - E. Old tennis court fencing was repaired and renovation will wait until Spring due to storm damage and delays.
  - F. Sale of Resort. President Smith spoke with parties that indicated a company based out of Canada is considering purchasing the property and to expect a call from lawyers representing the company to discuss the easement to the beach.
  - G. Motion made by Treasurer Madsen and 2<sup>nd</sup> by Secretary Antonich and carried to withdraw the Conciliation Court claim filed against [REDACTED], in Aitkin County, and to direct Attorney Krietzman to provide [REDACTED] with notice of intent to accelerate and to then proceed with foreclosure.
  - H. Landscaping will begin next week based on the plans provided by VP Larry Johnson. Funding to provide this service will come out of a fund which has a surplus and needs to be zeroed out by years end. No Motion required since approved in prior meeting.
  - I. Motion to compensate Maintenance staff made by VP Larry Johnson and seconded by Treasurer Joanne Madsen. Compensation will be [REDACTED] for Milt and [REDACTED] for Gene. Checks will be drafted and delivered by President Blaine Smith along with the board and owners thanks for above and beyond during the 2016 Hill City storm.
9. Next meeting will be held on November 19<sup>th</sup> 2016
10. Meeting adjournment at 12:20pm