

**Organizational Meeting  
Sept 24, 2012 @ Z&R  
Minutes**

Meeting called to order 6:30PM by Michelle Scott

Present: All Board Members

<b>Nathan Waite</b>	<b>President</b>
<b>Leisa Jolstad</b>	<b>Vice President</b>
<b>Bruce Terrell</b>	<b>Treasurer</b>
<b>Michelle Scott</b>	<b>Secretary</b>
<b>Anthony Champeau</b>	<b>Director at Large</b>
<b>Mike Mellinger</b>	<b>Property Manager</b>

**Others Present:**

None

**MINUTES:**

June minutes were approved by Michelle Scott and second by Tony Champeau.

**PRESIDENT'S REPORT:**

Nothing to report

**MANAGER'S REPORT:**

Mike Mellinger did advise the Board that the HOA has a \$6000 water bill that at current time do not have money to pay, but will when the next dues are paid.

**CONTINUING:**

Organizational meeting

**NEW BUSINESS:**

1. Decisions for HOA Board offices listed above:
  - a. Nathan Waite was nominated President by Leisa and a Second was carried by Tony. 5-yes 0-no votes.
  - b. Leisa Jolstad was nominated for Vice President by Bruce and a Second was carried by Nate. 5-yes 0-no votes.
  - c. Bruce Terrell was nominated for Treasurer by Michelle and a Second was carried by Tony. 5-yes 0-no votes.
  - d. Michelle Scott was nominated for Secretary by Bruce Terrell and a Second was carried by Nate. 4-yes 1-no.
  - e. Anthony Champeau remains director at large.
2. Board discussed main topic at the annual meeting-Communication-Nate is working on letter that will be put on HOA website. He will have a draft by the next Board meeting October 10. Letter is to include the things the HOA is leaving the same, items that is NOT the responsibility of HOA, and changes the HOA has put in place for 2013.

3. Board will like to have the HOA email addresses that were gathered at annual available. Mike will emails information to the Board.
4. Board needs to get HOA email addresses. If HOA business is conducted on personal email, all emails will be subject to any legal issues that may arise. Nate is going to see if email addresses can be set up under the domain of HOA website. If so, will this change the price of maintaining the HOA website. New emails should be established before January 1, 2013.
5. Board asked Mike to have Utility Company place us on monthly payment plan.
6. Board has agreed to increase number of Board meeting from quarterly to every 2 months. It is going to be even months, second Wednesday of the month at 6:30PM at Z&R. Mike has agreed to do this without increasing the Management Fees for additional meetings.

**HEARINGS:**

None

Next meeting will be on October 10, 2012 at 6:30 @ Z&R. Meeting adjourned at 8:00PM.

Submitted by:  
Michelle Scott  
Secretary

Michael Mellinger  
Property Manager