

Minutes of WMHA Board of Directors Meeting August 6, 2008

The WMHA Board of Directors met at the Lokken home for the regularly scheduled meeting on Wednesday August 6, 2008. All 5 directors were in attendance.

The agenda was as follows:

- Organization status, committees - Bill
- Bank account status - Kathy
- Annual dues payment status - Kathy
- 2008 budget- Bill and Kathy
- Discuss 2nd exit from the mountain - Bill
- Discuss By-Law changes (current and rewritten draft) - Jon and all
- Monthly newsletter - All
- Cleaning blocked storm drains - All
- ARC status - Bill
- Revised ARC Standards and Covenants...need a Board review - All
- Landscape status - Bill & Ken
 - Flowers
 - Sprinklers
 - Awesome Cutt
 - HSV Utilities work
 - What needs doing?

Status and Discussion:

Bill Lokken, President, opened the meeting with the proposed organization. Bill reported committee staffing is nearly complete and members have confirmed acceptance. The Board approved the committee chairs and concurred that chairs should report to the BOD quarterly during a scheduled Board meeting. (See attached org chart)

The Landscape report was given. Landscape is making progress. The irrigation has had several failures that were repaired by members. A rain sensor was installed to help conserve water. Sprinkle times are constantly adjusted to match the weather. During July the average cost of water was \$15 per day. The landscape maintenance people are performing marginally. The landscape lights have performed nominally. Huntsville Utilities has again confirmed it will landscape the power station and water tower lots and will let us review their plans before starting. The East side flowers need more sun so the crapees will be opened up a bit.

Bill Lokken presented and distributed a draft Board Policy for a "Complaint Policy" and asked for feedback by Aug 11.

Kathy Leslie, Treasurer, reported the bank balance, payments and receipts. She is working with the bank to have on-line viewing capability. Two association members have delinquent dues and contacts are to be made again. A discussion was held on the format of the Budget and actual expenditure reporting.

The plans for a published WMHA Newsletter were discussed with Bill Lokken taking the action to send BOD a draft format.

The issue of a 2nd exit from WM was discussed. A special committee was formed to handle this subject. The Board recognized this will be a very sensitive and long term issue that must be followed carefully and have good communication with residents.

Postponed discussions on the state of Storm Drains.

The ARC standards that were revised two years ago but not approved will be distributed for another review. Bill took the action to send them out to the BOD. During July, the ARC approved Lot 56 for construction (Roger and Krista Gibson) and began the review process for Lot 126 (Ben Neighbors Construction spec house). Harry Durgin was elected ARC chairman replacing Bill Lokken who has moved to the BOD, leaving an opening on the ARC.

Jon Holland reviewed the updated By Laws and reported that they appeared satisfactory except for the question of need for continued Developer involvement in the case that the subdivision is expanded. The By Law update will be done as an amendment to

the previous series of amendments and this will be the official and legal set. However, an integrated set of By Laws can be written for ease of reading. Jon will provide a copy of the revised By Laws to the Board members by email for review.

For both the revised By Laws and the revised ARC standards, the ultimate approval will be done by the membership.

The Board adjourned after the 2 hour evening meeting.

Maureen Lokken
WMHA Secretary

Attachment

Organization Chart

