

South Fork Homeowners Association
Meeting Minutes
August 13, 2007

Present

Dan Katzfey – President
Timothy Rousset - Vice-President
Mike Hatcher - Director
Roger Myers - Director
Shawn Whitten - Director
Homeowners for 3 member households

Absent

Tim Cummings - Treasurer

This meeting was called to order by President Dan Katzfey at 7:05 p.m. in Meeting Room B at the Library Center on South Campbell. Minutes for this meeting were taken by Shawn Whitten. Minutes from the July 2007 meeting were read and approved.

Treasurer's Report

Tim Cummings presented his report via e-mail as he was unable to attend this meeting. He reported that there are 18 members whose association dues are past due. He mailed reminder notices to them 8/1/07. Dan Katzfey motioned that Connie Shaw request a list of the past due members and forward it to Shawn Whitten so he could turn off their pool cards. This motion was seconded by Roger Myers and passed unanimously.

Old Business

Board Election

All board members presented to Tim Rousset the ballots they had received from members so they could be tallied. The results of the election are as follows:

President

- Tim Rousset – 56 votes (winner)

Vice-President

- Dan Katzfey – 49 (winnder)

Secretary

- John Dittrich - 9
- Cindy Kohler - 4
- Carrie Peters - 1
- Tom Mast - 1
- Shawn Whitten – 33 (winner)

Treasurer

- Tim Cummings – 49

Director

- Tom Mast - 19
- Roger Myers – 24 (winner)
- Robert Unland - 14

Shawn Whitten motioned that these election results be accepted by the board. This motion was seconded by Tim Rousset and passed unanimously. Tim Rousset, Dan Katzfey, and Shawn Whitten accepted their new positions.

Shawn Whitten declared he was resigning from the office of Director since he was now Secretary. Roger Myers motioned that Tom Mast fill the vacant Director position created by this resignation until the next board election (June 2008). This motion was seconded by Dan Katzfey and passed unanimously.

Pool Manager

Tim Rousset presented a detail motion that outlined the creation of a paid position titled "Pool Manager" and named Mike Hatcher to this position.

The motion required Mike Hatcher to resign from the board in order to be paid in this position. Mike Hatcher stated that he would remain on the board rather than accept payment for the work he has and is doing relative to the pool. Discussion followed during which some board members and homeowners present stated that as long as Mike would not vote on pool related issues, he could hold both the office of Director and the position of Pool Manager without a conflict of interest.

Other discussion occurred regarding the making of pool rules by a committee, the board, or a Pool Manager. Some homeowners and board members felt that pool rules should not be dictated by a single person and that we need to create a pool committee as had been done in the past.

Two amendments were then made to the motion:

- Tim Rousset amended his motion, striking the requirement for Mike to resign and, instead, requiring him to abstain from voting on pool related issues as a board member.
- Shawn Whitten submitted an amendment that Mike would not make any pool rules by himself, but that all pool rules would be made either by a multi-member pool committee or the association board, and be approved by the association board.

The final motion was seconded by Dan Katzfey and passed unanimously. The following is the full text of the final motion:

The board offers to pay Mike Hatcher for his service as Pool Manager. As Pool Manager:

- Mike will answer directly to the board.
- He will continue to attend the monthly board meetings, with an emphasis on the summer months when the pool is open
- He will make a report to the board at these meetings on any pool related issue.
- While Mike holds this position, he will abstain from voting as a board member on pool related issues that come before the board. (Amendment 1)
- The board will set his duties as pool manager in a separate action.
- In a broad and general sense his duties will include anything related to the management of the pool. This may include routine maintenance related duties as well as supervisory ones.

- Mike will not make pool rules by himself. All pool rules will be made either by a multi-member pool committee or the association board, and be approved by the association board. (Amendment 2)
- He will serve at the pleasure of the board and can be fired for just cause by a majority vote of the board at any time. In the event of firing, any contract between the board and Mike Hatcher will be null and void. Mike will then keep the last payment made but will not be eligible for any future payment.
- The amount to be paid shall be split into two equal payments. The first payment to be made after a board vote of approval and the final payment to be made after the pool is closed at the end of the 2007 season.
- Mike's salary will be \$2,500.00 made in two equal \$1,250.00 dollar payments.
- This agreement between Mike and the board will be re-negotiated at the beginning of the 2008 budget year and may include putting the position out for bid at that time.

Other Old Business

- An idea to separate a portion or all of the pool expense as an assessment separate from the normal association dues, such that it would be paid only by members that use the pool, was discussed. Most present felt this idea would cause the closure of the pool within a few years and thus decrease the desirability of the neighborhood and the value of the members property. No motion was made nor vote taken on this matter.
- Dan Katzfey restated his intention to update and publish the association directory. He hopes to complete this project by September.
- Dan Katzfey will call our attorney and ask him to send a letter to the owner of 5729 Nettleton regarding the continued problem of inadequate care for the yard at this address.

New Business

- Connie Shaw mention Tom Kinder's recent handling of some graffiti that appeared on an association common area near his home. The board wishes to express its thanks to Tom for his quick help with this problem.

Tasks agreed to during this meeting

- Connie Shaw – Request a list of members with past due dues for Shawn Whitten. (Done 8/14/07)
- Shawn Whitten – Turn off pool cards for members with past due dues. (Done 8/19/07)
- Shawn Whitten – Notify Tom Mast of his appointment to the position of Director. (Done 8/18/07)
- Dan Katzfey - Update and publish the association directory.
- Dan Katzfey – Ask our attorney and to send a letter to the owner of 5729 Nettleton regarding the continued problem of inadequate care for the yard at this address.

The meeting was adjourned at about 8:35 pm.