

POLE CREEK MEADOWS OWNERS ASSOCIATION
BOARD MEETING MINUTES
DECEMBER 13, 2003

The meeting was held at the Church of the Eternal Hills and called to order at 6:15 p.m. by Rob Bauer. Attending were board members Rob Bauer, Ken McCrady, John Wilson and Lori Scott.

Old Business

Rules & Regulations Document

The document was reviewed by the board members and additional updates were made based on the decisions and discussion at the annual meeting in November. John moved that we accept the document with updates, Rob seconded the motion, and the motion carried.

Cupit

The Cupits were offered another deal by the board on December 9, 2003, to move their building materials to Highland Lumber Yard (the owner Gary Hammond who lives kitty corner from Cupit has volunteered this service) and pay \$500 plus legal fees of \$991.92. Removal and storage of their building materials has amounted to \$701.67 to date. We have also incurred \$17.68 postage, and levied fines totaling \$2890. Jan Cupit has agreed only to pay half the storage fees and none of the legal fees.

Rob moved that we will accept Gary Hammond's offer and that Jan and Glenda Cupit will pay half of the incurred expenses minus legal fees. John seconded. The motion passed.

Ken moved that we make it public to the association that we incurred \$991.92 in legal fees to defend our covenant in the Cupit action. This is an example that homeowners who do not follow the Covenants affect all of us. The motion was seconded and passed.

F&HC Report

No F&HC report was submitted.

DRC Report

No DRC report was submitted.

Rob reported that we are in need of another DRC member.

New Business

Common Assessment

At the annual meeting, members voted that the board should assess at most \$200 per lot to address the Mountain Pine Beetle problem in Pole Creek Meadows.

Since the board doesn't have any updated information regarding the scope of the MPB problem, it was decided to table this discussion until we have the data in hand.

The meeting was adjourned at 7:16 p.m.