

CHEROKEE BLUFF COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
March 23, 2010

The Board of Directors of Cherokee Bluff Council of Co-Owners met in a regularly scheduled session at 6:30 p.m. in the clubhouse with the following board members in attendance: Mike Mynatt, Joan Byrd, Robbie Pope, Ted Lundy, Sandy Weaver, Michael Nolan, and Vickie Norton. Mary Branson, site manager, and Deanna Hill, FMS representative, were present. Michelle and Debbie White, Carol Ann Shipley, Carolyn Pointer, and Rodney Neil were also present.

Call to Order

The meeting was called to order at 6:37 by President, Mike Mynatt.
There were no additions to the agenda.

Approval of Prior Meeting Minutes

Motion: Approve minutes from the February 23, 2010 meeting, after correcting the meeting date on the minutes.
Made by: Ted Lundy Seconded by: Joan Byrd **Approved unanimously**

Committee Reports

Physical Plant – Joan Byrd

- **Motion:** Hire Fred Harvey to replace the incoming guardhouse sliding door with an aluminum door for \$1,050.
Made by: Joan Byrd Seconded by: Ted Lundy **Approved unanimously**
- Joan Byrd reported Volunteer Lawn completed the mulch application in the islands for \$2,277, rather than the usual \$9,000.
- Discussion was held regarding an owner's request for the installation of additional exterior water spigots. As spigots are located on the ends of each building, the BOD was not interested in pursuing this project.
- Owner of 2009 requests removal of a large magnolia tree at the rear of the unit. Management was instructed to obtain an evaluation of pruning the tree versus removing the tree. They are also to obtain pricing for each alternative. A decision on the tree removal was tabled until the April meeting when more information would be available.

Architectural Review – Joan Byrd

No requests to review.

Finance/Compliance/Audit Committee – Michael Nolan

No report.

Long Range Planning Committee – Mike Mynatt

No report

Appeals Committee – Vickie Norton

- **Motion:** Change the fine, incurred when unit 1814's dog was out without a leash, to a warning since this was the owner's first offense of this type.
Made by: Robbie Pope Seconded by: Ted Lundy **Approved unanimously**
- **Motion:** Waive the parking fine of unit 1873, due to its occurrence during inclement weather.
Made by: Sandy Weaver Seconded by: Joan Byrd **3 yes votes and 3 nay votes**
Robbie Pope abstained.
Motion failed.

Rules and Regulations Committee – Sandy Weaver

- Ms. Weaver recommended maintaining the rule that prohibits parking between 1 a.m. and 6 a.m. even during inclement weather. The BOD could suspend the rule as needed. The BOD decided they would try this method and evaluate the results afterward.
- A workshop to discuss the rules pertaining to parking, balconies and islands, and pets will tentatively be held at 6:00 p.m. on April 8th. Therefore, the decision regarding decorative balcony lights was tabled until the April meeting.

Officer Reports

President – Mike Mynatt

No report

Vice President – Michael Nolan

No report

Treasurer/External Relations – Robbie Pope

- The February 2010 financial treasurer's reports were distributed. The net operating cash flow came in at \$3,855 above budget.
- The interim report from Wells Fargo regarding the reserve account for 2010 reflects \$921 of income, \$1,198 of accrued interest, and \$1,581 in unrealized gains. The account's present value is \$270,948.

Secretary – Joan Byrd

No report.

Management Report

- One (1) clubhouse reservation has been made this month.
- There have been seventeen (17) citations issued so far this month.
- Ike Rains installed exterior lights at 1873, 1875, 1871, and 1877.
- The ceiling in 2001 will be repaired once Michael Nolan prepares the liability release for the unit owner to sign and the owner does indeed sign the release.
- Cherokee Bluff's roadways were scraped and salted by Volunteer Lawn on March 1st.
- The 2009 1120H tax form was filed prior to the March 15 deadline, and \$673 of income taxes were paid.
- Mike Clark completed the approved painting in unit 1917. He reported that no additional water damage was visible. Additionally, one of the unit owners e-mailed Management this month stating there was no additional water damage in the unit.

- The following units have deteriorated garage doors, and letters requesting replacement have been sent: 1853, 1878, 1946, 1948, 1952, 1962, 2012, and 2014. The BOD requests Management to follow up with these units in person, due to lack of response.
- The annual swimming pool permit application and payment has been submitted. Sequoyah Pool is scheduled to replace four tiles, two lights, and repair a leak in the pool room.
- The leaning pine tree was removed by Breeden's Tree Service.
- A carbon monoxide detector was installed at the top of the clubhouse stairs.
- Five (5) balcony compliance letters were sent out this month. Four (4) letters regarding expired tags or an inoperable vehicle condition were also sent out in March.
- J.T.Crumby, who was authorized in January to make asphalt repairs at units 1901, 1913, and at clubhouse, has stated the repairs cannot be made until the temperature is consistently above 40 degrees for several days.
- A bid to power wash the community walkways was presented at \$3,425. The BOD indicated they wanted Ike Rains to power wash the walks during his work hours. He should begin on the stairs and areas where mud accumulates.
- **Motion:** Have the unpainted exterior area at unit 1841 painted and bill the owner the cost of the work.
Made by: Ted Lundy Seconded by: Robbie Pope **Approved unanimously**

Unfinished Business

No unfinished business

New Business

- The lessee of unit 1939 reported cracking of the interior walls and ground erosion at the rear exterior corner of the unit. Michael Nolan shared that Susan Green, the owner of unit 1939 did not wish to pursue the matter at this time. The BOD did ask that Ike Rains look at the erosion. Joan Byrd stated additional monkey grass would be planted in the area.

Open Forum

- Carolyn Pointer shared that County Commissioner Mike Brown requested an opportunity to speak to the Cherokee Bluff community. The BOD approved this idea and instructed Management to invite commission candidates Mike Brown and Paul Pingston to speak to the Cherokee Bluff community at 6:00 p.m. on April 27, 2010.
- Debbie White shared that her daughter Michelle White had an appeal for a parking ticket. She was instructed on the correct procedure to submit an appeal to the Appeals Committee.

Adjournment

- The meeting was adjourned at 8:20 p.m.
- The next Board of Director's meeting is scheduled in the clubhouse at 6:30 p.m. on Tuesday, April 27, 2010.

Respectfully submitted by: First Management Services, Inc.
On behalf of the Secretary
For Cherokee Bluff Council of Co-Owners

Approved by Board of Directors _____

Date _____