

CCHOA Executive Board of Directors' Meeting  
August 6, 2009

Marianne Van Wagner-Jones called the meeting to order at 7:30 p.m.

Present were: Marianne Van Wagner-Jones, president, Bert Grote, vice-president, Denise Jeffreys, treasurer, Diane Platt, secretary, and Joe Waddell, member-at-large.

Old business: Payment of attorney's fees. An exhaustive discussion was held to determine the best option for the CCHOA for the payment and refund of attorney's fees in the lawsuit and counterclaim that originated in 2007. The discussion was geared to finding the best solution for the CCHOA, NOT the individual parties.

It had been determined at the August 3, 2009, meeting between Chris Weber, Bill Crist, Marianne Van Wagner-Jones (CCHOA President) and Ralph Troiano (guest) that attorney's fees for the defense of the four individuals named in the lawsuit was \$1,195.35 each for Salvatierra, Platt, Grote and Waddell.

A discussion was held on the current financial status of the CCHOA. There was approximately \$4,247 in the checking account and we had no other financial assets (no CD). There was also approximately \$4500 in outstanding assessments. For the purposes of financial planning, the outstanding assessments were not calculated because these fees were already past due. The major monthly expenses for the CCHOA included the trash service \$560, port-a-potty \$100 and internet service \$25 (about \$2500 for the remainder of 2009). We also needed to purchase general liability insurance for the CCHOA and Directors and Officers insurance (approx. \$2500). The CCHOA current general liability insurance policy expires August 17, 2009, so it was essential that the Board act quickly. In addition, we still owed approx. \$6300 in outstanding attorney's fees to the Weber Law Firm and refunds were due to Salvatierra, Platt and Grote for overpayment of their portion of attorney's fees (\$2,913.35). The CCHOA had pending expenses of approximately \$14,213.00.

The Board agreed that we needed to have a sound financial plan to keep the CCHOA solvent. It was commented that not suing ourselves would help considerably. It was also agreed to have written documents in place to protect the CCHOA and the individual parties and to insure that the agreements were legally binding. The Board agreed IF additional legal fees were incurred in obtaining these documents, the fees would be paid equally by the individual parties and not the CCHOA. Marianne would research the cost of having the documents drawn up by an attorney or doing it ourselves.

Marianne made a motion to have a letter in writing or promissory note in place to refund the overpayment of legal expenses to the following individuals: Henry Salvatierra, \$1304.35, Deborah Grote, \$804.35 and Diane Platt, \$804.35. The amount to be paid is \$100.00 monthly starting October 1, 2009. Joe Waddell will pay \$1195.65 in attorney's fees to the CCHOA by September 30, 2009. Denise seconded the motion. The motion carried.

New business: A discussion was held in regard to members with multiple lots that were delinquent in their payment of assessments. It was determined that the By-Laws addressed one vote per lot as long as the assessments were paid in full for that lot. (E.g. If a person had multiple lots and had only paid assessments on one lot, then they would have only one vote for the paid lot.)

Bert Grote made a motion to adjourn. Denise Jeffreys seconded the motion. The meeting adjourned at 8:22 p.m.