

KEALAKEKUE BAY ESTATES BOARD OF DIRECTORS MEETING

MINUTES

SUNDAY 31 January 2010

Officers and Board Members in attendance:

Dick Kuehner, President  
Dan Engle, Vice President  
Rick Down, Board Member  
Debbie Newbery Treasurer  
Jac Fogelstrom, Secretary

Meeting called to order at 9:00 am

Property Owners, not on the BOD, attending: Dennis McCrea and Gabriella Cooper

Minutes from the previous meeting were approved.

Main Motions:

1. "For future actions by the BOD to correct CC&R violations, (2) bids are required before awarding the contract."

This Motion was made by Rick Down and seconded by Jac Fogelstrom.

The Motion was approved unanimously.

2. "Letters should be sent to owners of Lot 17 and 55.
  - a. The Lot 17 letter will refer to CC&R paragraphs 3.09 and 3.10, for violating boat and car parking, and temporary structures, i.e. tents, umbrellas, or canopies."
  - b. The Lot 55 letter will refer to CC&R paragraph 3.10, for having a tent erected."

This Motion was made by Dan Engle and seconded by Jac Fogelstrom.

The Motion was approved unanimously.

Debbie Newbery will draft form letters to cover CC&R violations for BOD approval.

Dick Kuehner will research on which BOD member sends out violation letter.

Violation letters should be sent out registered mail with return receipt.

Dick Kuehner will also research if and by whom violation letters should be signed.

3. "The BOD, for all future CC&R violations, will follow the standard set by the letters being issued for Lots 17 and 55."

This Motion was made by Debbie Newbery and seconded by Jac Fogelstrom.

The Motion was approved unanimously.

Dick Kuehner provided the BOD with a flow chart, based upon the CC&R's, giving detail on actions to be taken when CC&R's are violated.

4. "Remove the battery back-up for the front entrance gate key pad"

The Motion was made by Dick Kuehner and seconded by Debbie Newbery.

The Motion was approved unanimously.

Removal of the battery back-up will allow for the entrance and exit gates to open automatically in the event of a power outage.

Discussion of enforcement of the CC&R's became contentious and the President called to order one non-board attendee at the meeting. Future BOD Meetings will include the President explaining "ground rules" for topical discussions.

Debbie Newbery prepared and is sending out a letter to Lot 19 requesting payment of expenses incurred by the Estates to correct a violation of the CC&R's.

The Estate's Webmaster's contract was presented to the BOD by Debbie Newbery and will be stored by Jac Fogelstrom, Secretary.

A motion was made to adjourn the meeting. It was seconded and carried.

The meeting adjourned at 11:00 am.