

Martins Bluff Neighbors Homeowner Association

Board Meeting Minutes

September 24, 2013

Board Members Present: Deb Blackmore, Brian Clayton, Karl Michels, Joann Springer

1. The meeting was called to order at 7:00 pm.
2. Minutes from the July 9, 2013 meeting were reviewed, corrected and moved to approve by Brian, seconded by Karl. Motion passed.
3. The agenda was reviewed with no additions.
4. JoAnn had submitted the Treasurer's report which was reviewed and motion to accept made by Karl, seconded by Brian. Report accepted.
5. Karl reported on the Architectural committee activities. The board reviewed the CCRs requirements for stone/brick on homes to verify the rule. They also reviewed the language regarding accessory buildings compliance. The committee has not had any new plans submitted for review.
6. Deb discussed the status of the front entrance projects:
 - a. Lawn maintenance has vastly improved. The board decided to continue with the current contractor, Ferny's Landscaping and Maintenance.
 - b. Deb reviewed bids she has received so far regarding lighting for the front entrance. The options are to repair the low voltage lighting, add 4 decorative light posts or 2 street lights. All of these options are costly and would require a property owners assessment. Deb will refine the options and present at the next meeting. The board will present the options to the community at the annual meeting and have them vote on their preference including not doing any lighting in the entrance at all.
7. There was no correspondence to the HOA that required follow up.
8. There was a general discussion regarding scheduling the Annual HOA meeting.
 - a. The date was tentatively set for Dec. 3, 2013 at 7:00 pm. Karl will contact the community center for availability.
 - b. The agenda will be finalized at the next board meeting.
 - c. Diana and Brian will have completed their terms on the board. We are seeking community members for the ballot to fulfill those board vacancies.

- d. Joann will bring a draft budget at the next board meeting for review in preparation for the annual meeting.
- 9. Deb indicated she has not started the CCR review yet. She will report at the next meeting.
- 10. There was no other business to discuss.
- 11. The next meeting will be held November 12, 2013 at 7:00 pm at the Columbia Inn, Kalama.
- 12. The meeting adjourned at 8:00 pm.

Respectfully submitted,

Deb Hassler