

Martins Bluff Neighbors HOA Board Meeting

Deb Hassler Blackmore' Home

March 16th, 2016

Board Members Present:

Deb Hassler Blackmore , Susan Whitworth, , Joanne Springer , Bob Gustanis

- 1) The meeting was called to order at 7:30 P.M.
- 2) Agenda was reviewed with no additions
- 3) Minutes from meeting on 01/19/16 were not available to review.
- 4) Treasures report -by Joanne, all but 1 annual dues have been paid to date. Physical report unavailable for review.
- 5) Committee reports:
 - *Architectural – Bob stated nothing to report as of yet this year
 - *Landscaping/grounds- No news to report
- 6) New Business- Deb reported on the information obtained from legal counsel, Jesse Conway regarding the methods in which to collect the debt in arrears for the road and common area maintenance. The lien on the lot in Phase 2, if paid, would not be a permanent solution and any future outstanding debts would have to be collected in the same way. Legal counsel recommended requesting an amendment to the judgement that was obtained by plaintiffs in the neighborhood that would clarify 60% of the common areas and Dave's View Drive in Phase 1 were the responsibility of the developer as stated in the court transcript. It would be necessary to obtain permission from a majority of the original plaintiffs that still have property in the community to agree for the HOA to proceed with an amendment. Deb said she would be willing to seek those permissions. There was much discussion regarding the potential expense for such an undertaking. It was moved by Bob, seconded by Sue to move forward with the necessary steps in obtaining an amendment to the judgement and limit the expense from the attorney to \$5000 until approved to spend more by the Board.
- 7) Old Business: No Old Business to report
- 8) Next meeting will be held May 18th, 7:00pm at the Columbia Inn
- 9) Meeting Adjourned 8:00pm