

Minutes of WMHA Board of Directors Meeting Jan 13, 2010

The WMHA Board of Directors met at the Lokken home for the monthly meeting on Wednesday Jan 13, 2010 In attendance were Bill Lokken, Jon Holland, Ken Helton, Kathy Leslie and Maureen Lokken. In addition to all the Directors, Harry Durgin, ARC Chair attended. Bill Lokken called the meeting to order by reviewing the Agenda.

- **Minutes/actions**
- **Owner issue (2 lots and payment of dues)**
- **Owner issue (Privacy- no name published in Directory)**
- **Sign Policy**
- **Lambert Landscape**
- **Other ARC News**
- **2010 Annual Dues collection status (\$336)**
- **Budget for 2010**
- **Annual Meeting Notice**
- **Proxy Form**
- **Annual Meeting draft charts**

Bill stated meeting would be different tonight with charts only for the upcoming Annual meeting discussion. Other agenda items were discussed.

Minutes/actions

Confirmed the minutes from the last Board Meeting had been reviewed and approved by all Board members.

Owner issue (2 lots and payment of dues)

Owner issue (Privacy- no name published in Directory)

The 2 owner issues were discussed and **action** was taken by Maureen to call the lot owner prior to final letter (invoice) being sent. The Privacy issue request was resolved by removing data from the Directory and the word "Private "to be put in the slot for the name and address..

Sign Policy

Sign Policy was reviewed per the action from the December Board meeting. Some suggested changes were incorporated and agreement by the Board was reached. The Policy is consistent with the current By Laws and will be published in a Mountain Newsletter by Bill. **Action**

Lambert Landscape

The Landscape plan from the Lambert's Lot #25 was received. **Action** assigned Harry to get the ARC approval.

Other ARC News

Arc news from Harry Durgin: No response from resident for requested construction (patio) plans for ARC approval.

Maureen took **Action** to call city about a potential business conducted out of a residence house and ask them to investigate.

Child's house has their CO (certificate of occupancy) reported Harry. Lot#78

No report from the Little's plans for lot # 124 except that lot has been surveyed.

Call Roy Claytor for the Vasquez e mail and phone #- Maureen **action** lot#81

Also send out hard copies of the Directory and request the E mail address and phone # of people we don't have -Maureen and Bill- **Action**

Noted that AT&T is still moving their can from the middle of sidewalk location for lot # 21(Brooks).

2010 Annual Dues collection status (\$336) \$300 for dues and \$36 for Security Video Maintenance

Bill gave the address labels for mailing the annual dues invoices to the Treasurer, Kathy.

Kathy will prepare invoices for mailing.

Budget for 2010

Bill did a line by line review of the budget versus actual expenditures to date for CY 2009 and the remaining budget for the year. A budget underrun is projected. He then presented a **draft 2010 budget** and will make revisions per the discussions

Action for Bill to call Insurance Co to make sure the Security Video System is covered

Annual Meeting Notice

Reviewed a proposed agenda and held a discussion on holding the meeting Feb 22, 2010

Maureen took **action** to confirm date and availability of place.

Maureen and Bill took **action** to prepare meeting notices and proxy forms

The draft charts for the upcoming Association Annual Meeting were reviewed and discussed. A review of final charts will be at the next Board meeting.

Harry suggested that we bring a revised set of By laws to be voted on by BOD and then suggested to bring to the Annual meeting. The BOD decided to focus on getting revisions done this next year 2010.

The meeting was adjourned.

Maureen Lokken

WMHA Secretary