

Crosswinds Homeowners Association

Board Meeting

5 November 2006 - 5pm – Abdella Residence

Minutes recorded by Melissa Kistler, Secretary

Present:

Peter Furnee

Tamara Thompson (via phone)

Alicia Payne

Patrick Moylan

Ron Kelley

Ken Binder

Javan McCutcheon

Pattie Abdella

Mel Kistler

Guests By Invitation:

Andie Sugrue

Gina Bennett

5pm: Start of Meeting

State of the HOA

- Reduced opposition
 - Emails from former board members have indicated a willingness to move forward with the transition.
- Bank
 - Peter will contact Angie to arrange bank visit to finalize transition of control and remove freeze.
 - Peter, Tammy, and Melissa signatures to be on file, with 2 signatures required for expenditures.
- Lawyer
 - No Confidence in Mr. Hamstead by either former or current board.
 - MOTION: Following final check for services previously rendered, Mr. Hamstead to be formally dismissed as Crosswinds HOA Legal Counsel. Motion passes with unanimous vote in favor.
- Kathi Hare
 - Continued non-cooperation with turning over HOA records.
 - Alicia will draft a certified letter requesting all documents to be turned over within 10 business days from date of letter or HOA will be forced to seek legal recourse.
 - Letter will state that Kathi will be held liable for any fees associated with the cost of legal action to recover documents.
- Moving Forward
 - General Meeting suggested to be scheduled for mid-January.
 - Membership will be asked to submit, in writing, their top 3 concerns for issues facing the community. Top 3 of all submitted concerns will be fast-tracked for resolution.

City Side Introductions

- Working Together (Grounds, Snow, etc)
 - Introductions: Andie Sugrue (usugrue@adelphia.net) and Gina Bennett, City Side Board members.
 - Jefferson County Watch: Ken and Ron will work with the City side to assess feasibility
 - Possible joint effort in contracting snow-removal. Peter/Bob Trainer (City side President) to coordinate.
 - Check with Joey Gaines regarding bid for City/County combined snow removal.

Committees

- Committee to solicit new legal counsel
 - Seek References: attorney with experience and positive reputation working with HOA's
- Budget
 - Road Paving: Alicia will begin work to get estimates
- Address Hunt
 - Melissa to research updated 911 Address List
- Bylaws
 - Committee to be designated / Special Board Meeting to address – should include legal counsel in process.
 - **Covenants:** Need to draft amendmets:
 - Apply all of WV 36B
 - Require all changes to the Bylaws be announced to the general membership
- Snow Removal (Proposals)
 - Peter (coordinate w/Bob Trainer)

Website

- Domain Name
 - TBD. Should be short and easy to remember.
- Content
 - Newsletter
 - Board Info
 - Calendar of Meetings and Special Events
 - Covenants, Bylaws, and link to WV 36B
- Access
 - No confidential data to be available online at this time.
 - Possibility for future username/password access to database of meeting minutes, possibly some financial data.
- Email
 - Peter will set up general "Board@" address to forward mail to Board Members at personal addresses.
 - HOA should be used in subject line of any HOA-related emails
 - Reply-All to be used responding to any membership emails

Community Involvement

- Sports Day (Football – City vs. County)
 - Turkey Bowl scheduled for Saturday, Nov. 25 at 2pm on the Common Area. All neighbors invited to participate.
- Rib Coof-Off
 - To be scheduled for next summer. Need to research guidelines for contest/awards for HOA events.
- Caroling
 - Holiday Caroling scheduled for Friday, December 15, at 7pm. All neighbors invited to participate.

New Business

- City Side Board Meeting open for visitors to observe.
 - December 6 at 7pm (1st Wednesday of Every Month) @ Oakland Community Church

Next Board Meeting set for Sunday, December 3 at 4pm, Furnee Residence.

6:30pm: Meeting adjourned by unanimous consent of the Board.