



## Home Owners' Association Special Meeting

### Minutes

March 31, 2015

7:00 PM

#### Board Members:

*Present:* Nancy Owens, outgoing President; Vicki Snarr, incoming President; Cindy vanBree, Secretary/Treasurer; and, Traci Dewitt, Communications Officer

*Absent:* None

*Quorum present?* No

*Others Present:* Nine additional neighbors present

#### Proceedings:

· *Special Meeting called to order* at 7:00 p.m. by President Nancy Owens

#### Background:

MOTION made at annual meeting March 10, 2015 to convene a special meeting of the SCHOA to approve the agreement between SCHOA and the new owners of lot #77 was made, seconded, all were in favor; and, passed.

- Nancy Owens then announced that the last buildable lot (#77) was sold and plans for the construction of a single story dwelling were approved by the Architectural Committee. A complication exists in that the mounds and tree located at the southwestern portion of the land encroaches on the new owner's buildable area. Risks to the 2015 budget were identified as legal fees and SCHOA cost-share to mitigate the encroachment. A discussion among the SCHOA centered on general themes: neighbors were pleased that the lot will be finished, wish to retain the aesthetics of the mounds; and, the SCHOA Board will seek a mutually agreeable way forward to resolve the issue subject to the approval of the SCHOA in a special meeting.

#### Discussion:

Nancy Owens and Vicki Snarr shared information gained from Mike Jackson, owner of lot (#77), Matt Geryak, proposed landscaper and Myron Rahn, Seifert Creek attorney. Several neighbors asked questions regarding costs involved and potential damage to trees. Suggestion was made to consult an arborist regarding saving the trees during proposed excavation. Consensus was reached that we agree to share the cost of the excavation and retaining wall with Mike Jackson and enter into an encroachment agreement that the homeowners' association would not share any additional costs with him or any other future owners.

**Result:**

A MOTION was made to share the cost of excavation and retaining wall on lot #77 buildable area not to exceed \$4,000.00 with the agreement that any owner will be responsible for future maintenance of retaining wall including tree root damage that may occur as time passes. MOTION seconded and approved.

Meeting Adjourned at 7:45 PM.

Minutes submitted by incoming President, Vicki Snarr