

**Osprey Reserve Homeowners Association
Meeting of the Board of Directors
June 13, 2006**

Call to Order:

The meeting was called to order at approximately 6:00pm at Cal Winn's unit, #2922.

Attendance:

Cal Winn
Thomas Daniel
Walt Jones
Murray Bain, Rick Pyle, Laura Pyle (Management)

Quorum:

As all three Board members were present, a quorum was achieved.

Agenda:

Board Member officer position elections were added to the agenda as New Business.

Cal motioned, Thomas seconded, and as all were in favor, no one opposed, it was unanimously resolved that:

The meeting Agenda is amended to include the election of Officer positions.

Election of meeting Chairman and Secretary

The Board asked that Murray chair the meeting and Laura Pyle take the minutes. Cal motioned, Thomas seconded, and as all were in favor, no one opposed, it was unanimously resolved that:

Murray would chair the meeting and Laura Pyle would take the minutes.

Old Business

SB100

Mark has not yet completed the SB100 general governance policies, primarily due to a subsequent bill (SB89) recently signed into law that adds additional requirements. The general governance policies that the attorney is drafting will be a governing document just like the Declaration, and will stand alone.

Driveway Repairs

Rick Pyle reported that the meeting in April opened the discussion of widening the driveways. Blake, from Compass Homes, said that he is going to charge \$500 for driving over the sod. Widening the driveways will limit the need to drive over the landscaping areas, particularly in winter. The original plans had the driveways short and narrow. Permits will be looked into to widening them. The Board wants Rick to get bids for going ahead with this project. The Board would like to straighten *and* widen the driveways. A special assessment may be needed. This will be determined later. Driveways are usually considered (Limited) Common Elements, therefore, a majority of the owner's must agree.

Rules and Regulations

Cal Winn presented a draft of some rules and regulations, following considerable research on similar associations. Murray stated that the rules must work for the majority and are a "working document," whereby the Board must be able to amend from time to time as the association's needs change. Conversely, the Covenants, as part of the Declarations, cannot be changed without a 67% approval of the membership, plus approval of the lien holders. The Board would like Murray to review the draft that Cal presented so that he can compare it to the Senate Bill's and other governing documents. After Murray reviews them, the Board will then move forward. Murray will bill the association accordingly for his time. All present appreciated the extra efforts Cal has forded to draft the rules.

The Big Rock

The fake rock that covers the main irrigation clock needs to be replaced, or reduced in size, according to the members. Thomas suggested moving the Osprey Reserve sign in front of the rock and getting a smaller rock with different coloring. The Board would like to reduce its size and perhaps paint it.

Management Contract

The management agreement was entered into with Tim and Dawn Crane, on behalf of the Osprey HOA, before anything was built. Murray suggested revisiting it now that Tim and Dawn are no longer involved. The Board will consider this a subsequent meetings.

Landscape Update

Rick reported that he met with Blake last week. Some of the Aspen trees on the island are diseased and the lodge poles are not looking well. The trees that are not likely to survive should be replaced. Rick pointed out that the irrigation boxes are submerged in water, however, there is nothing that can be done as of now. The substrate soil has very poor drainage. The irrigation boxes maybe improperly placed, enhancing the drainage concerns. The Board would like Rick to let Blake know that they would like the boxes moved to assist in better drainage. There is some grass dying on the south side of the neighborhood, however, Rick said that the grass is slowly coming back. There is still a warranty on it, but the landscaping company is asking for more time to see if it grows back before they replace it. The warranty on the landscaping goes by each building. Any warranty claims need to be made soon. Walt suggested hiding the utility boxes. Whatever is used to hide the utilities must be replaceable because it will be damaged. The Board would like Comcast Cable to be called to have them wrap the wiring up that is visible in the landscaping.

Swallows

The swallows are proving to be an ongoing issue. The management's maintenance staff have been out trying to knock the nests down before egg laying. For the most part, this has been successful. The Board would like to wait it out and see what happens before any further action is taken.

Physical Address on Property

Every owner has their physical address on their property displayed in a different way. They need to be repositioned to be more uniform. Murray suggested sending a letter asking the owner's to move their address numbers to their garage, above the garage door, and positioning them horizontally. If they do not do it, then the management company will do it for them and the owner will be billed for their time. Rick will follow up with the Board by email to determine the best position and approach.

Tim's Involvement

He is not finished painting. The Board would like a "punch list" to be provided.

New Business

Officer Positions

After some discussion, Cal motioned, Walt seconded, and as all were in favor, no one opposed, it was unanimously resolved that:

The following Board Officer positions are elected by acclamation -

- President – Cal Winn**
- Vice President – Walt Jones**
- Secretary – Walt Jones**
- Treasurer – Thomas Daniel**

Next Meeting

Will be discussed via e-mail.

Adjournment:

As no other business was discussed, the meeting adjourned at approximately 7:23 p.m.

I hereby attest that these minutes are a true and accurate account of the meeting thus held on June 13, 2006.

Signed: Walt Jones Dated 7/23/07

Board Member Position: _____