

GLADES OWNERS ASSN. WORKSHOP MAY 12, 2007

In attendance: Cavaleri, B. Friess, Clements, Lloyd, Cox, Easter. Two owners.

Meeting was called to order by Cavaleri, president, at 9:30 AM. Next full board meeting will be June 21, 2007. Current lawsuit has been settled. Checks from owners Lee and Seefluth are in the hands of our attorney. When Cavaleri and Micky Mabry sign the agreement the checks will be coming to us. Checks from Seefluth are in the amounts of \$786.33 and \$1436.67. Check from Lee is in the amount of \$2625.50. The actual amount of the settlement is not known. The bill for our attorney fees will be no more than \$3000. This amount has been approved by our insurance company. Friess says according to his records the amount due from Lee and Seefluth is \$4581,57, each. He is asking how the previous board settled for the amount that has been paid by these owners. We will need to get an explanation from previous board president, Ray Williams. This information may be in the folder that has been passed from the previous board. Friess will check the folder for this information. Williams will be asked to come to the next meeting to explain the terms of the settlement.

Information for the new phone directory has been compiled. It will need to be verified. Each board member will help with this task. Allegra Printing can do this printing for \$600 for 350 copies. Talking with Judy Berberich about the newsletter will be done this coming week. The property at 225A S. Glades Tr. is part of Glades II. There are 4 other owners who have not paid their annual dues. There will be liens placed against their property. The property owned by Bohon is to be paid by a divorced couple and each should pay half. They will need to have the total amount in order for us to accept the check.

Lloyd states work is progressing on the work scheduled at the entrances. The pumps in the ponds have been repaired for \$500. This involves a different tradesman with whom we have no previous dealings.

New white PVC fences have been erected behind the properties at 253,255 and 257 S. Glades Tr. The old wooden fence has been left in place. This matter was not approved by the E&A committee. Easter requested at the last board meeting that something be done about the fence behind the homes in Glades II. He was told that at the present time there are not sufficient funds to do this. Cavaleri will however check with Wes Burnham, Micky Mabry and Rusty Hill to see if they might subsidize this project. Easter states these owners have not replaced the old fence but merely covered it. This request has not been approved because each owner must submit his own request for this fence. The letter from Easter was dated April 24 but because of problems with email was not received by Cox until the 28<sup>th</sup>. There is a question of whether the new fence will be erected on the property line of individual owners of the common property. Cox offered to help obtain approval from all owners on the west end of the street. At that time Easter stated to her that approval or not he was going to proceed with erection of the fence behind 3 properties. Easter was reminded by Cox at that time that he was on the board and had agreed to uphold the covenants of this association. The owner at 251, Corinne Ritter, prefers to wait to take action on the fence until the matter is approved by the board. Friess feels that each board member has an obligation to follow the covenants. The simplest way resolve this matter would be to accept a resignation from Easter. He does not feel he should do this. He would prefer that the remainder of the board terminate his service. This must be done at a meeting and not a workshop. Owner, Patterson,

feels that there has been no action taken to resolve the fence problem. A new fence will not protect his property or pets from snakes and bugs. The board prefers to resolve this matter by replacing the fence all at once. A product called Snake-away may help keep away snakes. Mrs. Patterson feels these owners have a right to view something pleasant instead of a rotting fence. Owner, Mathews, feels the fence is not bad looking and that the process of funding takes some time. He also feels it would be a shame to begin another controversy of any sort in our community. Everyone agrees however, the process of replacement takes longer than a few days. Since Easter's letter was dated May 24 and was not received until May 28 there is question about when the 10 days to receive an answer about this matter begins. All parties were aware that the letter was not received by the A&E committee until the 28<sup>th</sup>. Near the end of the 10 days the A&E committee tried to discuss with Easter the options that were being worked on and the fact that with more time to help this matter could be resolved to the satisfaction of all. Easter feels that the request would be rejected by the A&E committee no matter the circumstances. Cox feels that if the proper procedures are followed the request could be approved. Friess again asks that Easter submit his resignation. Easter requests a copy of the approval for every fence in the Glades.

The meeting was adjourned at 10:50 AM