

## MINUTES

**Name of Meeting: Butler Creek Monthly Meeting**

**Date: 08/03/10**

**Minutes taken by: Julie Doering**

**Present: Cathy Bailey, Carrie Jones, Scott McGaffey, Bob Remkus, Ken Schwartz, Jerry Cheek and Julie Doering**

<b>AGENDA</b>	<b>DISCUSSION</b>	<b>RECOMMENDATION/ ACTION</b>
<b>OPENING MEETING REMARKS</b>	Meeting was called to order at 7:05 p.m. Minutes from July meeting were approved.	

<p><b>OFFICER REPORTS</b></p>	<p><b>Legal Update:</b> The board has had to retain a lawyer to clear up some issues raised by a homeowner pertaining to the construction of the pavilion. The lawyer has determined that the Board is acting well within its limits as defined in the Covenants and the homeowner's claims are without merit. This was an unexpected and costly expense. The board will be contracting with a CPA to audit the HOA's finances. Jerry Cheek has the lead on finding a CPA.</p> <p><b>Financial report:</b> As of Aug. 2, 2010, there are seven homeowners who have not paid their dues for 2010. The Board discussed publishing the names of the homeowners who have not paid. The Board has made every possible attempt to contact the delinquent homeowners but they are unresponsive. Our ending cash balance as of Aug. 2, 2010 is \$34,543.21</p> <p><b>Amenities:</b> Woods tests the pool water four times a week. Bob is going to figure out what's going on with the light. Seems to be a breaker problem.</p> <p><b>Grounds:</b> Stump has been ground out. Estimate was for \$60, but we need an invoice. Pine straw has been ordered. Landscaper knows where to spread it. It is going to be \$6 per bale installed. Think we'll need 10 to 15 bales for the entrance, and 50 – 60 bales at the entrance to the pool. We said we would give people until Aug. 1 to pick up their decorative pavers. It's after Aug. 1 so Scott is going to dispose of the pavers. Ken and Julie thought it would be nice to put the pavers in the flower bed.</p> <p><b>Pavilion Committee:</b> Construction will begin the week of Aug. 16. Building permit has been requested. We will need to install snow fence around the entire area to keep people off of the fresh concrete. Ken and Carrie will purchase and install the fence. The concrete needs to cure for approximately 10 days. The camera will be adjusted to focus on the</p>	
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construction area during that time. It will take about a month to complete the entire project. Dream Builders is going to close in the ceiling for us at no extra charge, rather than leaving the rafters exposed. Eventually, we will add railings and benches. We will have a line item in the budget for Pavilion Improvements next year. We will have a ribbon cutting when the pavilion is complete.

**ACC:** The big discussion at the last ACC meeting was about the criteria for the Yard of the Month. The members of the ACC are Ken Schwartz, Ken Watson, Bill Jones, Paul Streck and Norm Aiken. From now on, each member of the committee will take a turn choosing the recipient and present it to the rest of the committee. People can no longer get YOM two years in a row.

**General:** Received a complaint from a homeowner about dogs at the pool. Will put something in the newsletter reminding people that dogs are not allowed in the pool area. Ice cream social went well. The pool will close on Sept. 7.

<b>QUESTIONS &amp; CLOSING REMARKS</b>	<b>Meeting adjourned at 8:30 p.m.</b>	
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