

Minutes for the Continued HOA Annual meeting on 7/6/2015 held at Great Falls Library

Brian Whitaker, HOA President, called the meeting to order at 7:35 pm and explained that this was a continuation of the January annual meeting.

A Quorum of members, including proxies received, was present.

Committee reports:

Grounds: a few applications issues with Park turn over and recommendation from our HOA Not to allow the Park to get the School/County lot unless they keep it from being soccer fields etc.

Social: Yard sale a success and thanks to all member that contributed and help organize the event.

Dues Increase: The President discussed the proposed increase and lots of discussion took place. A motion was made from the board to increase the annual dues from \$50.00 to \$80.00. Including all proxies and members in attendance, the motion passed 53 votes in favor.

Potential Land sale and development: The President led the discussion to apprise everyone of the activity or lack thereof from the developer since the time the developer made the offer to purchase HOA land to the board in April 2015. The President advised that he has heard very little since that time. A member in the audience said to have spoken to the County and no action has occurred regarding the proposed development and the land has NOT transferred and remain in the owner's name. Regarding a possible precedent of the reported "sale" of HOA land to a member, it was clarified that the HOA in 1988 provided an "easement", rather than a "sale" to a member who built an in-ground pool on HOA property. Discussion took place as to what the board has in mind concerning the land and if the HOA can sell the land at all. Discussion took place to obtain legal counsel to obtain a legal opinion as to:

1. If the HOA can sell common property and what measures are required;
2. The legal verbiage of the original land records and proffers.
3. Review to see how the easement of land occurred on PENSIVE LANE regarding the pool issue.

Board member Jeff Rainey made a motion to allow the HOA to pay up to 3,000 dollars in legal expenses to hire a lawyer to represent the HOA and provide a legal opinion. It was seconded and passed.

The meeting was adjourned by Brian Whitaker, pending a continuation meeting of the annual meeting to be held at a date TBD to settle the issue of the land sale.