

Settlers Bay Homeowners Association
December 9, 2003 - Lake Lucille Inn
Minutes

Board members present: Kurt Burroughs, Lou Holtzknecht, Karla Lynch, Anne Winckler, Bob Ackles

7:30 pm Meeting called to order; 386 lot owners needed for quorum. As quorum was not established, the meeting was closed and a directors meeting was held instead.

Review of minutes of homeowners meeting of September 16, 2003, and directors' meeting of September 22, 2003. Board meeting minutes should be corrected as follows: Trillium owns the sewer system, Chuck Spinelli owns the land on which the system sits, but he does not own the sewer system. Remainder of minutes was approved.

Financial report - Kurt Burroughs gave financial report in absence of Nanette Rucker.

Discussion of light pole - Settlers Bay had to foot the bill to replace the light pole that had been knocked down by the pond. The driver had no license and probably no insurance. The case has not been closed by the police yet.

A question was raised as to whether the accounts are on an accrual basis or a cash basis. The financial statements should be made more clear as to how much money is in the checking account and what is available to us. One issue that is not clear is accounts receivable - some people who are never going to pay their bills, yet it is showing as receivable. Buz Hoffman said that if late charges are accrued; any time we have interest income in excess of \$350, we have to file a tax return even though we are a non-profit organization. He suggested we drop the accrual of late charges.

ACC report given by Anne Winckler.

As of December 1 there were 127 bldg applications approved: Unit 1 has 24 residential and 2 commercial; Unit 2 has 101 residential; Unit 1 also has 1 residential and 1 commercial application pending

Unit 2 will have 268 houses on the water system by June.

ACC meetings - the lodge may be available to use for meetings so public can attend; this is still in the discussion phase. The ACC is currently meeting every other Monday at members' homes.

Review of non-compliance buildings lot 12 block 12, lot 3 block 15 (unit 2) and lot 28 block 3 (unit 1). Builder submitted plans that were not approved due to size of homes to be built versus the larger homes in existence in those areas. Until covenants are changed, the minimum size will have to be allowed. Builders and developers were reminded to heed the timeframe for approvals.

Status of the CCR's report by Kurt Burroughs

No response had been received from Trillium. The attorney had promised to sign off by the end of September. The board had decided to take action if nothing was heard

by the first of December. Trillium has not signed and the homeowners need to force them to move.

Water System

Bob Lindquist presented a letter to be sent to RCA and Lyda Green regarding the water situation. Trillium had raised water rates to improve the system two years ago, but nothing has been done. The current system can handle only 300 homes.

Lou Holtzknecht reported the RCA states that water is safe and adequate, but registered for 300 homes maximum. The RCA has no jurisdiction to halt the number of homes on the water system. Their responsibility is to make sure the waster system is adequate for the design of the subdivision and that the owners of the utility are financially viable; if not, they step in and take over. Trillium cannot sell the system without approval.

Kurt proposed that the board advise Trillium that ACC will not approve building applications past 300 houses; recommended Bob Lindquist advise the board on water system. Motion was made and approved by the board.

Report on park damage given by Kurt Burroughs for Bob Staats

The troopers have 2 of 5 names of persons involved and contacted parents; the association can't go after repair bills until the case is closed; trooper wants all 5 names before closing the case.

Nominations for board

Kurt asked for nominations for up to 5 directors to be elected at the March meeting to replace those whose terms are expiring. Nominations should be emailed to Karla Lynch at alynch@ptialska.net along with a statement of qualifications.

Other business

A cabin was built in Unit 1 without ACC approval, for use as a B&B. Construction is not in accordance with the CC&Rs. The ACC needs to know what action will be taken by the Board. Also, there had been a complaint about a carport; that situation has been taken care of.

Next meeting has been set for March 9, 2004, location to be announced later.

Meeting adjourned at 9:05 pm.