

## BOARD MEETING

August 12, 2010

The Board of Directors of the Woodstock Village Homeowners' Association met at 7:00 p.m. at the home of Elke Firth attended by Todd Reynolds, Mel Sanders, Kent Zwahlen, and Elke Firth. Kris Fannin was not available as she is in Germany.

Business was conducted as follows:

1. The July board minutes were unanimously approved after motion brought by Todd and seconded by Kent.

2. Kent Zwahlen raised a concern re the RV lot:

(a) Ed Brinkerhoff, the tenant in space #26, is parked about 5 feet away from the fence line thus usurping too much of the space. This space was only to be rented by trailer shorter than 12'. It was decided that Elke call him and ask him not to usurp the entire space. It was further decided that the yellow line be delineated at the 12' mark, making the shorter space obvious. Elke agreed to get a spray can and shorten the line to 12' from the fence line. This decision was made to give larger vehicles easier access to get in and out of the RV lot.

(b) Andy Madsen, the RV maintenance person, should be reminded to repaint the yellow lines in all of the RV spaces as soon as possible. Elke will follow up with him.

3. On August 11, Murray City hired a contractor to correct the raised side walk issues. Spaces marked with a "dot" were ground down; and the lots marked with "arrows," were going to be replaced. Because Murray City expedited these repairs, it was decided to delay the request to trim the trees until all the sidewalk repairs were completed. Mel Sanders will then contact Murray City re the trimming of the trees, particularly those that are blocking the street lights.

4. Homeowner compliancy violations were re-addressed. Kent and Mel are already working with Kathy Collins re the unauthorized xeriscape of her front lawn and park strip. Two additional homeowners who are in violation are: Elizabeth Caldwell, 6109 Rainsborough Rd. (wrought iron gate); and James & Zella Bailey, 1352 Amesbury Circle (chainlink fence). Beth Ebling does also appear to be making changes to her park strip. Kent will speak to her to determine her intentions and subsequently inform her of the requirement to obtain ACC approval prior to making landscaping changes. Mel reported that the property at 1342 Vine Street, owned by Orn & Anna Patzer, grandfathered in the CC&Rs under the rental clause for ski rentals, has on occasion had late and rowdy renters. Remedies were discussed, and it was decided that Mel would contact the owners (Patzer) at whatever late hour the Sanders are disturbed by these renters, and secondly, contact Murray City re oise ordinance violation rather than re-addressing the rental permission.

To notify homeowners of CC&R violations, Elke agreed to draft a benign letter for approval to the board, as a first notice to be sent to any applicable homeowners. It was also suggested that as soon as a problem comes to the attention of the board, the a letter be immediately sent or an ACC member talk to the homeowner to effect a correction before more expenses are

incurred. Furthermore, Todd has agreed to take note of any violators who may need to be notified of the a non-compliancy issue.

5. The current RV sump pumps were installed over five years ago, and although they may still be operating, it was decided to install new sump pumps in March of 2011 as a precaution. Kent and Todd will keep track of that project.

6. The Association currently has no valid rental agreements from homeowners who are authorized to rent their properties. They are as follows: Robert Linkenheil re 368 Heatherton Circle; Charles Bagley re 6218 Vintry Lane; Barbara Rossberg re 1389 Vintry Lane. A letter requesting a current rental agreement for our files need to be sent to them. Language should include that the rental approval is only good for three years, and a new petition to rent their property needs to be submitted to the ACC for approval, pursuant to Section 10.4.3 of our covenants.

Additional property that may be in violation of the covenants is the owners of 1370 Vintry Lane. It is recorded as: NSG Diversified Ventures, LLC, Members: Neal D. Grover & Sharon Grover, 2799 Hermosa Way, Salt Lake City, Utah 84124. Pat Van Duren reported that this property is currently rented by Susie & Robb Lund, the granddaughter of the previous owner, John Cameron (now deceased). A letter should be sent to the Grovers making them aware of the ACC approval requirement, including the three year rental clause restriction.

7. Details of the Annual Homeowners Meeting and Neighborhood Picnic were discussed and it was discovered that it needs to be moved to Heatherton Circle from Amesbury Circle.

Elke will contact last year's chair, Mary Anne Hunter, and ask her to arrange for the food, etc., including for the Moonwalk through Fun Services (last rental - \$175.00). Janet Wilson, former board member, agreed to negotiate the price of the Moonwalk if needed.

Elke will contact Jason Ivins re borrowing his Karaoke machine for the annual meeting which will be held subsequent to the picnic in Heatherton Circle.

Mel requested that Kris submit to him the Annual Financial Report for review before finalizing it for distribution to the membership.

A flyer should be distributed to all homeowners re the Annual Meeting and Picnic, which should include a request for salad and dessert contributions from the homeowners. If a newsletter is created, it is proposed that details of the Murray City tree trimming and sidewalk replacement be included, with a petition for a new board member inasmuch as Todd Reynolds' three-year-term is up this year.

Mel motioned to adjourn the meeting, seconded by Kent.  
Meeting adjourned at 8:10 p.m.