

February 4, 2012
Special Board Meeting

The board meeting was called to order by chair, Nancy Papineau at Nancy's cabin at 2:08 PM. Those present were Dick Knutsen, Marilyn Laubach (present by speaker phone), Tim McGregor, Nancy Papineau, and Nadeen Walker. Tom Walker was present representing the water system. Those not present were Dave Asselstine and Jon Hunter.

All board members were contacted on January 31, 2012, about the need for a special meeting by phone by the secretary. Jon Hunter was notified by e mail as this was the only way to reach him out of the country. Because this special meeting was called less than the required 7 days notice, all board members agreed to waive the 7 days requirement.

A letter from the attorney, Rick Finnigan, was reviewed with the legal actions required to obtain the monies owed by Kirkpatrick/Donnelly. After the board had some discussion about the action, Nadeen made a motion to approve the letter along with the legal action that will be taken by the Board on behalf of HIEA property owners. Tim seconded the motion which was then passed unanimously.

A draft letter from the Board to the property owners was discussed. In the letter the property owners will be informed of the legal actions the Board must take to recover the monies owed to the association by Kirkpatrick/Donnelly. Before the letter will be mailed it will be reviewed by Rick Finnigan, attorney.

The following treasurer's report sent from Betty Freeman, consultant/bookkeeper was read:

Cash in the General Account at Year End.....	\$ 11,396.81
(Balance with known Jan. entries.....)	\$ 11,576.60
Cash in Tank account at year end.....	\$ 1,537.76
(Balance with known Jan. entries.....)	\$ 1,237.76

I have calculated that we spent **\$ 1,375.00** from the General account to fund the Tank Account. When I originally spoke to Nadeen about this, I thought the tank account had this amount covered.....Now, truth be known I have deducted \$300. from the above Tank account for a Check to Finnigan in Jan. I am not sure if that check came from the General or the Tank account. The Jan Bank Statement should arrive shortly and I can be sure.

I was concerned with the **Accounts Receivable** at year end and wished to send Reminder Statements.....We had a balance of **\$4,155.00 due**. I am aware of a \$300.00 payment to reduce this amount.

I show no Accounts Payable at year end...

The General Meeting was discussed with a date set for April 14, 2012. An amendment will be proposed at the meeting to change the By Laws to allow for Board meetings to be held by electronic means. The Board agreed it is better to have personal contact for meetings, but as we have been learning there are some times when this is not possible. When the By Laws were written, there were no means to make this possible. Marilyn moved to have the By Laws amendment presented at the General meeting in April. Nadeen seconded the motion which passed unanimously.

The notice of the General Meeting will be mailed to the property owners the week of March 15th. It was suggested that a self addressed stamped envelope be included in the mailing to get a better response from members.

Tom Walker gave an update on the repairs to the water system that will be needed in the next 4 - 5 years as required by certain agencies. This will include replacing the existing valves at each property with a new valve that will be meter ready. Justin, who is licensed and certified, has been hired in the past to replace some valves and do repairs to the system. He gave an estimate of \$1,000 per property to do the work. The Board wants to do this work in about 4 sections (one per year) which would cost about \$15,000 per year. The monies to do this is planned to come from the existing water fund over this time period. It is hoped to start the work on the north end of Camus Drive as soon as scheduling and monies are arranged.

There was some damage done to the new water tank and fence during the ice and snow storm in January. Ken Martig is assessing the damage and cost and will come back to the Board with figures. The Board wants to make the necessary repairs to keep the new tank and other equipment in good repair.

Nadeen made a motion and Dick seconded to adjourn the meeting. This was done at 3:05 PM.

Respectfully submitted,
Marilyn Laubach, Secretary

