

Draft Minutes – Subject to Corrections and Changes

BOBBIN BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
313 NORTH MONROE STREET; SUITE 201
AUGUST 9, 2017

CALL TO ORDER

President, Dan Thompson called the meeting to order at 3:00 pm. after distributing an agenda and the minutes from the Board meeting on August 6, 2017.

ATTENDEES

BOARD MEMBERS:

Dan Thompson
Christine Boulos
Barbara Lauer
Jenna Lockwood

Wiley Horton via telephone

Immediate Past President, Palmer Williams

HOMEOWNERS

Leslie and Michael Smirnoff
Allie Orange

APPROVAL OF PREVIOUS MINUTES

The minutes were unanimously approved.

REPORTS

a. Correspondence from attorneys Lindsay Demmery, representing a homeowner and Jeremy Anderson representing the association regarding drainage maintenance throughout the neighborhood was discussed at length. The Demmery letter indicated that if drainage problems were not corrected, the homeowner may pursue litigation.

Palmer Williams described recent drainage enhancements undertaken with Board approval. Plats showing drainage easements were reviewed. The extensive maintenance completed last year enhancing existing drainage and the installation of new easements was discussed. A detailed analysis of the existing drainage easements was completed in November, 2002 by the engineering firm of Sommer and Williams. A letter dated April 7, 2009 regarding drainage concerns on Gentian Court was also reviewed.

The Board agreed that maintenance of the community and drainage be focused on as separate issues from the assertions in the Demmery letter.

The Board further agreed that the attorney recommended by the Association's insurance carrier, CNA, be used to represent the Board and the Association in any further legal matter relating to the Demmery letter. The current expense with Jeremy Anderson is \$450 in attorney fees.

- b. The accumulation of roadside debris was discussed which is also a maintenance issue but primarily is the responsibility of Waste Pro. It was agreed owners need to take responsibility for handling roadside/easement debris according to Waste Pro requirements.
- c. The issue of the "pond" contamination was raised and briefly discussed. Allie Orange volunteered to serve on a committee if so appointed by the board.

ACTION

The Board took the following action:

- a. approve use of the CNA attorney and pay the fees for and end using the services of Jeremy Anderson;
- b. keep the maintenance issue and drainage issue separate from each other;
- c. the management company to explore businesses that could check all current easements, cleaning out debris and silt;
- d. the board to further consider the need for an engineering firm to review the design of the existing drainage system;
- e. appoint separate committees to study the maintenance issue and the pond contamination;

ADJOURNMENT

The meeting was adjourned at 4:05 pm.