Grand Harbor POA Board of Directors

Open Board Meeting – GHPOA Office

August 22, 2011

(Held under Waiver of Notice)

Board Members Present: Kurt Smith, President, Charles Smith, Vice President, Charlie Parada, Treasurer, Teresa Braymen, Secretary, Gene Zetka, Member at Large

Others present were: Nancy Denega, Manager, Chris Tschumperlin, Tony Pachetti, Kevin Smith, Don and Celeste Autin, Bill and Cindy Marhofer, and Robert Ling

The meeting was called to order by Kurt Smith at approximately 7:00 p.m. and the quorum was established.

This meeting was held so the board could hear from all parties concerned with the construction taking place on the Marhofer property.

After two hours of discussion and fact finding, all parties other than the board were dismissed so the board could deliberate the matter.

The following options for resolution of the matter were voted on by the board:

1) Direct the owner to move the slab back to the location originally defined by the Architectural Control Committee and signed off on via a Neighbor Affidavit. The vote on this option was 1 in favor, 3 opposed, and 1 abstention.

2) Allow owner to leave slab where forms are currently placed and:

   a. Demand removal of two feet of porch extension not authorized. The vote on this was 3 in favor with 2 abstentions. The rationale for this option was that it was not approved by the ACC during the application process.

   b. Allow two feet of porch extension to remain. This was not voted on as 2a passed.

3) Demand that all three trees be removed from the back yard. The vote on this was 4 in favor with 1 abstention. The rationale for this was that the ACC acknowledged that this was mistakenly overlooked during the ACC application process and, had it been noticed, it would not have been approved.

Kurt Smith agreed to talk with the homeowners after the meeting and advise of the decisions made. This will be followed up via letters to both homeowners as well.

Meeting adjourned at approximately 9:25.

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List of Motions Made

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Motion was made to submit letter of explanation to the IRS.

Motion was made to authorize expenditure for inspection of the well in Section 14 for repair requirements.

Motion was made to get signature from the Developer for termination of easement rights on Grand Harbor Blvd. and Lake Oaks Drive.

Motion was made to get signature from Developer for assignment of the Restrictive Covenants for Sections 2 and 5 to the POA.

Motion was made to proceed with the Access Control Video Upgrade, as previously budgeted, and contract with JK Systems, LLC to do the work.

Motion was made to approve the Common Facilities and Property Policy and Procedure document as written.