

**MEETING OF THE BOARD OF BOARD OF DIRECTORS
OF THE HORSEMEN'S RUN COMMUNITY ASSOCIATION, INC. ("HRCA")
November 8, 2006**

The meeting of the Board of Directors was called to order at 7:01 p.m. Present were Dennis Davenport, Cleo Young, Ross King and Recording Secretary, Debby Richards. Present also were Bill Daniels, Bill Fountain, Barry Hess, Georganne Mobley and Steve Watson. The meeting took place at the residence of Cleo Young, 105 Compton Drive.

Approval of Minutes

Minutes were reviewed from the October 11, 2006 meeting. **On motion by Ross King to approve the minutes as presented, seconded by Cleo Young, the motion passed unanimously.**

Financial Report

Budget – The Budget Report was distributed. Administrative expenses are over budget by \$644.85 as the check written to Lee Mason for management fees was unexpected.

Old Business

Priority List of Maintenance Issues – Sprinkler System repair – waiting for Arrow Landscape to estimate cost for the repair costs to sprinkler system in the main park. Ross will also get an estimate from Arrow for Fitzgerald Park. Pool & Tennis Courts – Dennis to get turnover documents from developer's attorney in order to procure additional keys. Locks will be installed on tennis courts. A company has agreed to install them, but has not gotten back to the Board as of the November meeting to set up installation date. The court surfaces will need repair, possibly in spring. Pool is currently under repair.

Website – Steve Watson – Steve Watson indicated that 14 people have already registered on the web-site as of the November meeting. There is some work to be done on the site, but it is coming along. Georganne Mobley volunteered to enter information regarding current events in the neighborhood. The ability to publish forms and documents is available, but there are still some problems getting them to show up. Steve is working on it. Passwords must be at least 7 characters long, 8 are recommended. There must be a combination of upper and lower case characters as well as at least one special character such as # @.

Variance Request – Bill Daniels, 400 Denton Circle. A Modification Request was submitted by Bill Daniels on behalf of Faith Arnell asking approval for a portion of his fence to be in her yard. The County indicated that if the fence was on her property the height restriction would not apply since it would be technically her *back* yard. Barry Hess (ARC) will discuss the issue concerning part of the fence being in her back yard with Ms. Arnell to confirm that she approves of this situation since she was not present at the meeting. **On motion by Dennis Davenport to approve the portion of the fence that is on Mr. Daniels property, seconded by Ross King, the motion passed unanimously. On motion by Dennis Davenport to approve the portion of the fence on Faith Arnell's property based upon her consent to the ARC, seconded by Cleo Young, the conditional motion passed unanimously.**

High Water Bill – Discussion deferred to December 11, 2006 meeting, to allow for time in obtaining the repair bill from Arrow Landscaping. This cost will be presented to the County for reimbursement.

Signage for Motorized Vehicle Use – The Board will work on signs, deferred to the December meeting.

New Business

Election Results – 29 votes were received. The proposed amendments were not passed since 2/3 of the votes in the neighborhood (minimum of 66) must be received in order for the covenants to be changed. The 2007 Board of Directors: Ross King, Cleo Young and Bill Fountain. Recorded numbers: Board of Directors: 28 votes. Resale assessment: 22 yes, 5 no. Two additional seats on the Board: 23 yes, 5 no. One ballot did not vote for Board members; one ballot did not vote for covenant changes. **On motion by Dennis Davenport to accept the ballot numbers, seconded by Ross King, the motion passed unanimously.**

Vacancy on ARC– Resident Glenda Smith expressed an interest in being on the ARC. A letter will be sent by the Board to her. Barry Hess will call her to discuss the details. **On motion by Cleo Young to approve request, seconded by Dennis Davenport, the motion passed unanimously.**

Outstanding Issues to be Addressed in the Community – Follow up on the Modification Request for Mr. and Mrs. Chitwood, 410 Denton Circle. Completed Modification Request paperwork was received. Upon reviewing the information and a favorable recommendation by the ARC, **on motion by Cleo Young to approve request, seconded by Ross King, the motion passed unanimously.**

Residential Modification Requests – Mr. Bill Daniels, 400 Denton Circle – a request was made to: install a 9x7 play house set back in wooded area of back yard. **On motion by Dennis Davenport to approve request, seconded by Ross King, the motion passed unanimously as submitted.** Install a 12x12 storage shed/workshop set back in wooded area of back yard. **On motion by Cleo Young to approve request, seconded by Ross King, the motion passed unanimously as submitted.**

2007 Budget – Each Board member will draw up a budget for discussion at the December meeting. One expense discussed is replacing tennis court lights possibly in spring. Two bids were received by Bill Fountain, both less than \$1500.

Committee Update

Architectural Review Committee – Barry Hess. The committee prepared a readable, understandable overview of the covenants, which basically states that if you are planning to make changes to the outside of your home, please let them know. The document will be formally adopted at the December board meeting. The goal is to let the residents know that the ARC is a positive force in the neighborhood.

The committee is working on making sure its members show up for the monthly meetings.

Pool Maintenance Committee – Bill Fountain. The pool is currently being repaired. The lights for the tennis courts will be repaired as well as installing locks on the courts.

Communications – Georganne Mobley has volunteered to chair this committee. Barry Hess will assist. **On motion by Dennis Davenport to approve request, seconded by Cleo Young, the motion passed unanimously.**

Social – Pam Garrett. The Christmas party date needs to be confirmed. Ross will speak to Pam Garrett as Pam was not present at the meeting.

Other Business – The Board Action List will be updated for the December meeting.

The bills to be sent out regarding 2007 assessments will be discussed at the December meeting. Bills will be sent out in January, 2007.

Comments from Residents – There were no comments from residents.

Reports and Announcements

Scheduled of Meetings – The next meeting of the Board of Directors will be Monday, December 11, 2006 at 6:30 p.m., at the home of Ross King, 510 Hancock Ct. Please note the date and time change for the meeting.

The meeting of the Board of Directors was adjourned at 8:30 p.m.