

DATE: Tuesday July 14, 2020

TIME: 7:00 PM

LOCATION: Zoom session

Cherokee Hills

MEETING MINUTES

Call to Order - Greg Anders

- **HOA Board Meeting**
 - Minutes from June were approved after a name correction.
- **Meeting to Discuss**
 - Efforts to compile HOA legal documents
 - Legal advice and overall approach for dealing with infractions by residents
 - Camera update
- **Attendee Names**
 - Amanda Lloyd, Greg Anders, Deborah Manning, Nan Smith, Jason Eppley and Angie Robertson and Doug Bell as a special guest

Motions

None at this time.

New Business

Doug Bell is an advisor at Davis and Floyd and a legal expert. He was able to gather all of the legal documents regarding the HOA covenants, restrictions, and amendments. He advised that the developer was the original declarant in 1966 and then was handed over to the HOA upon completion of the land development. The first set of changes was in 2000 for phase II, when Tom Burns added specific restrictions for phase II in addition to the current covenants. In 1983 the corporation dissolved when the neighborhood was made into a special tax district. Our corporation was reinstated in 2019 and Doug Bell suggests that the board have insurance.

Advice would be to be fair and consistent when sending letters regarding violations. The board can try a municipal ordinance in regards to violations that are more subjective than others. If the Reynolds when their argument regarding the violation on the gravel driveway - the board can still continue forward with other violations. This is due to the need of looking at each violation on a case by case situation. A final suggestion is to start slow and focus on what the common man would find as a violation.

Update on the camera:

Jason Eppley stated that the camera tower has come in but we are still awaiting the camera. More updates to follow.

Announcements

None at this time.

Other Business

We were unable to get to other business grass in the triangle, new letters to be sent out and the lot on Links Lane.

Adjournment

We adjourned with the plan to meet July 28th at 7pm. We will email possible dates before settling on a date.

SECRETARY APPROVAL:
(Signature & Date)

Greg Anders
