

Board Members Present: Mary Ellen Kinser, Jimmy Adams, Mark Gardner, Mark Suna, Bob Vessels
Unable to Attend: None

Paragon Representative: John Payne

A quorum was declared.

- 1) Call to order 7:03 pm
 - a. The meeting will be audio recorded for minute taking purposes.
- 2) Nominate Mark Suna as the Vice-President
 - a. Motion: Kinser
 - b. Second: Adams
 - c. Passed Unanimously
- 3) Reports:
 - a. Financial Audit Update by the Financial Review Committee (Bob Vessels, Mark Gardner, Tom Henrion, and Carol Volz) – Observations and Recommendations follow:
 - i. All expenditures (7/1/2020 – 12/31/2020) in order. No unapproved or questionable expenditures.
 - ii. Recommend converting from Accrual to Cash Accounting
 1. General discussion regarding Cash versus Accrual Accounting
 2. Tabled. Payne to see if the conversion is possible in the software program used by Paragon.
 - iii. Recommend Cash Accounting for Revenues and elimination of certain Revenue Accounts
 1. The Revenue accounts (41006 and 41007) can be removed (no Motion needed)
 2. Cash Accounting Tabled same as 3 ii.
 - iv. Use of Reserve Funds should be noted.
 1. Use of Reserve Funds can be noted (no Motion needed)
 - v. Suggest substantial excess funds – about \$50,000 be used for bridle path work.
 1. To be discussed in detail with Bridle Path topic
 - vi. Board should decide what is a reasonable reserve and contemplate if the assessments should be lowered.
 1. Budget is established annually by the Board
 - vii. Recommend prior approval by the Board of Directors for any commitment, or expenditure, of LPOA funds. Approval may be given by electronic communication such as an email and be included in the minutes of the next Board Meeting
 1. Motion: Gardner
 2. Second: Adams
 3. Passed Unanimously
 - viii. The Board acknowledges and thanks the Financial Review Committee for their time, effort, and contribution.

Initials _____ Initials _____

b. Maintenance Report

- i. Tract [REDACTED] – Recommends a letter asking the cooperation of all property owners in maintaining their road frontage grass and fence line and repairing any fence issues, such as broken or missing boards or fence painting.
 1. Motion: Vessels
 2. Second: Gardner
 3. Passed: Unanimously
- ii. [REDACTED] – Advise the property will be mowed and fence line trimmed 20 days after the date of the letter if it has not been done. Must be maintained monthly. They will be billed by the Association for the cost.
 1. Motion: Vessels
 2. Second: Gardner
 3. Passed: Unanimously
- iii. Tract [REDACTED] – Maintenance of road frontage and fence. Letter asking for cooperation or remedial action, up to and including legal action, may be taken.
 1. Motion: Vessels
 2. Second: Gardner
 3. Passed: Unanimously
- iv. Additional violations noted by Vessels
 1. List to be provided to Paragon for follow-up
- v. Paved Driveways – “The lesser of the first one hundred (100) feet or the entire length of all driveways, entranceways or other access points to any tract shall be of concrete or asphalt construction and shall provide for proper drainage, all of which shall be designed and constructed to applicable county or state standards.”
 1. Much discussion. A legal opinion received; laches do not exist, may be up to a judge.
 2. Tabled the course of action to take. Input from owners will be sought on this topic via a survey.
 - a. Motion: Suna
 - b. Second: Adams
 - c. Passed: Unanimous

c. Architectural Control Committee

- i. George Seitz Resigned from the Committee
- ii. Paragon provides guidance and structure to the approval process. Paragon cannot be a voting committee member.
- iii. Two ACC Members are new to the Committee
- iv. Additional Member(s) sought.
- v. The Board thanks George Seitz for his voluntary service on the ACC.

4) Bridle Path Maintenance – Mowing and Repair and Regulations

- a. Mowing - Gardner seeking bids for regular mowing
- b. Repair – Proposal to Effect Necessary Repairs to the L'Esprit Bridle Path System by Gardner
 - i. Approve the use of current excess funds to the amount of \$16,000 to support project phases 1-A through 1-C for this calendar year.
 1. 1A – Plant erosion control trees along affected bank areas
 2. 1B – Move the creek-side fence along Tract 163 north 30 feet (away from the creek and into the owner's property).

Initials _____ Initials _____

3. 1C – Stabilize stream crossing behind Tract 153-A/B
 - a. Motion: Kinser
 - b. Second: Gardner
 - c. Passed: Unanimous
 4. \$1,500 or less approved for Survey(s) of Bridle Trail tracts to determine easement locations for approved repairs.
 - a. Motion: Gardner
 - b. Second: Kinser
 - c. Passed: Unanimous
 - ii. Create a reserve account for the express purpose of funding the repairs to the Bridle path and to transfer the remaining excess funds of \$34,000 to this account for the express purpose of repairing the bridle path.
 1. Motion: Gardner
 2. Second: None
 3. Motion Failed
 - c. Bridle Path Current Regulations - Vessels
 - i. There is confusion regarding the definition of authorized users. Objective is to:
 1. Protect the Association
 - a. Insurance issue
 - b. Gardner to seek signage, e.g.; ride at your own risk, ...
 2. Get legal opinion regarding Guest definition
 - a. Motion: Gardner
 - b. Second: Suna
 - c. Passed: Unanimous
- 5) Bridle Path Usage - Suna
- a. Difficult to enforce – hostility
 - i. Survey Owners for feedback. Gardner and Suna to work on questions.
 1. Motion: Kinser
 2. Second: Suna
 3. Passed: Unanimous
- 6) Bylaws Article 8 - Vessels
- a. Vessels Motion to regulate Board Member action evolved as Vessels stood up, took steps toward the President while shouting and wagging his finger at the President. Adams blocked Vessels from reaching the President as the President stood up and took steps to move away from the table and Vessels. The President left the room until Vessels was seated again.
 - i. Remove Vessels from the Board based on actions and behavior per Article 5 of the bylaws.
 1. Motion: Suna
 2. Second: Adams
 3. Passed: 3 in favor – Suna, Adams, and Kinser; 2 against – Vessels and Gardner
 - ii. Vessels and Gardner left the meeting at this time.

Initials _____ Initials _____

b. Nominate David Poff to the Board

- i. Motion: Suna
- ii. Second: Adams
- iii. Passed: Unanimous (3 remaining Board Members)

7) Directory Update – Vessels - Not addressed

8) Paving of residential driveways status – Not addressed – see 3) b. v. above

9) Budget review and vote - Not addressed

10) Board Member removal - Not addressed

11) Adjourn – 10 p.m.

Submitted by: John Payne

<hr/> Mary Ellen Kinser President (Printed)	<hr/> President (Signature)	<hr/> Date
<hr/> Mark Suna Vice-President (Printed)	<hr/> Vice-President (Signature)	<hr/> Date