

**Second Special Meeting
Reflection Lane Homeowners Association
Minutes
16 June 2004
6:30 - 8:30 pm**



Location: Green residence (8802 Reflection Ln)

Attendees:

Kaye Kimbrell	Stacy Poyzer
Toni & Lisa DuGal	Steve & Margaret Marlatt
John & Peggy Green	Kim Bailey
Calvin & Elizabeth McDonald	

Notes:

Lots not represented at the meeting: none (two by proxy)
Proxy Votes: Lot 40B gave written voting permission to Dave & Kaye Kimbrell.
(document on file)
Lot 41A gave written voting permission to Dave & Kaye Kimbrell.
(document on file)
Lots not eligible to vote due to delinquent annul dues: Lot 40B

PROCEEDINGS

The meeting opened with Toni presenting the agenda:

1. Elect new Board Officers
2. Discuss the common area landscaping
3. Pond Water Level

Board Election:

Toni briefly described the election process and then opened the floor for nominations and volunteers. Kaye Kimbrell and Kim Bailey volunteered. No one else was nominated or volunteered so Toni and Calvin, having agreed to serve another term if needed, agreed to flip a coin to determine which of the two would serve. Calvin was selected by the coin toss and the three new board members were voted in by the homeowners. Shortly after the meeting ended the new Board selected officers, which are:

President:	Kim Bailey
VP:	Kaye Kimbrell
Sec:	Calvin McDonald

Common Area Landscaping:

The location of the landscaping being currently put in by the church was discussed. It was suggested that given the understanding of property boundaries that the church was putting landscaping on the HOA's common area. This discussion quickly broke into a general discussion about common area landscaping.

As the discussion proceeded, it became apparent that there seemed to be a general move away from an earlier proposal that the common area have a common theme in front of each homeowner's lot. This was mainly driven by the desire of most homeowners to landscape the area in front of their lot as and when they wished. It was proposed that the association abandon any effort to have a common theme. The vote passed unanimously.

Most homeowners stated that they prefer grass in the common area. The issue next addressed was how to change the ownership of the area, believed to be about 17 feet on each side of the pavement, to the homeowners so they can legally landscape it.

It became apparent that the group needed a better understanding of the current status of the property before making proposals about how to make it legal for homeowners to landscape the area. It was thought that the area was already owned by the homeowners with an easement to the HOA. Another thought was the area was owned by the HOA and would need to be deeded to the homeowners. The consensus of the group was to look into doing what was appropriate to get the deed/easement altered such that each homeowner owned and had rights to landscape the area in front of their lots up to the edge of the pavement. This was voted on and passed unanimously. Kim took the assignment to study what needs to be done. It was proposed that if the changes needed, as discovered by Kim, did not exceed \$250/lot, that Kim was to proceed and have the changes made. This was voted on and passed 8/1.

Pond Water Level:

Kim brought up a problem with the irrigation pond. Over the winter the canal company dug out the canal making the water level about 2 feet lower. This caused the pipe that feeds water into the pond from the canal to be above the water level of the canal. It was even thought that the water level of the canal is no longer higher than the expected pond level. Kim reported having added chemicals to the pond to deal with algae but is concerned that there is no flow-through to help keep the pond clear.

Several solutions were discussed, such as lowering the pipe, putting in a head-gate and putting in a pump. No resolution was reached. The low water level was discussed and it was mentioned that lot 41A might be using the irrigation system to transfer water from the HOA's pond to the private pond on lot 41A. Toni volunteered to call and verify this and remind owner that the irrigation system is not supposed to be used in this manner if indeed it is being used this way.

VOTING

The following items were voted on. There were eight of nine total votes in attendance.

Board Officers:

1. It was proposed that board members for the next year be Kim Bailey, Kaye Kimbrell, Calvin McDonald. 8/0 Passed

Common Area:

2. Proposed that the association NOT force a common theme in the common area 8/0 Passed
3. Proposed that an investigation into the cost of removal of easements and/or the altering of property boundaries to give ownership/rights to individual homeowners to landscape the area between their properties and the edge of the pavement of Reflection Lane. 8/0 Passed
4. Proposed that if the cost of #3 above be less that \$250 per lot that the Board be authorized to proceed with said action without further vote from the homeowners. 7/1 Passed

ASSIGNMENTS TAKEN

Kim Bailey: Study property boundaries and easements and have them changed to suite the landscaping plan that each homeowner landscape the area in front of their own lot.

Toni DuGal: Call Henry's about filling pond with irrigation water.

Toni DuGal: Finish up with having the front entry area maintained and dead tree replaced.