

SWARM Board Meeting Minutes

Meeting date: January 15, 2013; Catrina's, 7:00pm

Board Members in Attendance: Linda Jarvis, Brian Corzilius, Catrina Fish, Brad Sears, Craig Mountain <quorum>.

Visitors Present: none

The primary purpose of the meeting was to review the documents and approach associated with the governing documents amendment and community vote. The secondary purpose was to finalize and approve the newsletter, financial report and letter to accompany the annual road maintenance billings.

Financial. 1st Gate: \$61 (maintenance just completed), 2nd Gate: \$3203, 3rd Gate: \$9,338

Maintenance. Brian noted that Garman has begun 3rd Gate's maintenance, the majority of road work to be done in this pass with the wet areas and culvert work to happen ~late April. Catrina noted that she has arranged Garman to do 2nd Gate next week upon 3rd Gate's completion. Weather has been the main factor (both the rain delaying their availability and a long-enough period for maintenance to get done and the roads packed in).

Annual Billing. The newsletter content was discussed, minor changes noted and approved. The 2012 financial report was discussed, minor changes noted and approved. The documents will be updated and printed, with 'envelope stuffing' (of the bills) to be scheduled -- for those available - - toward the end of the week.

Governing Documents. Counsel has finished the major writing and review of the documents and there is one more pass of revisions and final counsel review before completion. These were explained to the Board. The letter to the Community, ballot, web and envelope formats were all reviewed, minor changes noted and approved by the Board. Mark Komer has been lined up as the Election Inspector per the changes in the law and preliminary instructions prepared. The Board determined that the ballots should include return postage. Ballots will go out towards the end of February, following a period of member review and comments.

Resolution: The Board accepts the amended governing documents and moves to put the documents to the community for vote. -- *Unanimous Approval.*

Litigation. The status of the 3 lawsuits was discussed. Two of the three have been settled and checks received (or imminent). The third is in the final stages of counsel preparing the settlement documents and should be cleared out by ~March.

Collections. The status of collections was presented. Linda noted she is finishing up the letter regarding insurance.

Records. Brian stated that the paper records for SWARM (1969-2011) have been digitized and titled.

Next Meeting. An informal get-together will be scheduled for late February to prepare and mail the ballots for amending the governing documents. The next formal meeting will probably be in late April or May to review the number of ballots received, decide how to proceed with those that have not responded and to prepare for the Board nominations and annual meeting.

The meeting was adjourned at approximately 9:00pm.

Minutes recorded by Brian Corzilius

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