

SWARM Board Meeting Minutes

Meeting date: May 10, 2011; Catrina's, 7:00pm

Board Members in Attendance: Linda Jarvis, Brian Corzilius, Doug McHart, Catrina Fish, Valerie Kanonchhof and Brad Sears. {Craig Mountain absent}.

Visitors Present: none

The purpose of the meeting was to review potential litigation issues that have arisen. March 15 Minutes were reviewed via email. Current financial status was not reported due to time limitations.

Member Demand. A member had put forth a demand for community member information from which a Special Meeting petition would be circulated. Discussions centered on the letter, past demands and California Civil Code. A response will be prepared and given to the member.

Community Letter. Discussions were held on whether to prepare a letter to the community regarding potential litigation and associated events. A draft will be prepared and reviewed by Board Members via email, then sent out.

Board Member Exposure. Due to increasing rules governing both road maintenance as well as delinquent collections, the Board discussed potential options. An additional aspect of concern was ensuring future community members that come forth as board nominees would not have to deal with some of the more contentious issues this board has experienced.

The Board decided to look into contracting with a certified road maintenance group. The primary concern will be the costs and equipment the firms would be able to bring into play, as well as if the firm keeps up with state and local regulations.

In addition, the Board discussed bringing in an outside firm to take over collections of past-due assessments. Such a group would need to be able to meet the Civil Code requirements and handle all aspects of the delinquent member interaction, with little to no cost to the association.

Potential firms will be looked at and the topic will be revisited in future Board meetings. Should a decision be made that addresses the above mentioned concerns, a letter will be sent to the community to advise of the costs and transition.

Next Meeting.

The next meeting was not scheduled but will probably occur in June to plan for the billing, prepare the appeal for ballot candidates, as well as to begin discussions towards the annual meeting.

The meeting was adjourned at approximately 9:00pm.

Minutes recorded by Brian Corzilius

.end