

Minutes 29 March 2015 2pm to 5pm

Attendees: Robert Thomas, David Ziller, Bryan Willis, Rita Smith, Richard Wanger, and Gary Ruby

#### Discussion points

1. John property. A board member will communicate with Hank regarding his building plans.
2. Processes. From this point forward ARC members will not communicate directly with HOA members regarding building projects. All communication to/from members will be done through a member of the board.
3. Modification of the building application form. While all steps of the process must still be completed, the following were not deemed necessary for the start of the process.
  - a. Tree survey. This will be accomplished by marking trees to be removed when the stakeout occurs
  - b. Color selection and roofing material. This should be done by the time the interior drywall inspection is complete, but in any case, the color and roofing material selections must be approved in writing by the board prior to application.
  - c. Garden and landscape plans.
  - d. Proof of insurance from either the builder or the contractor must be provided and must be maintained throughout the construction process.
4. Realtor signs. It was determined that small signs placed between the gate and the Deerfield road will not detract significantly from the looks of the Preserve and will provide a small benefit to all members when they attempt to sell their lot. All signs and their placement must be approved by a member of the board. If the number of signs becomes unsightly in the view of the board, this decision may be modified or rescinded by the board at any time.
5. Realtor access throughout the sales process. Members should notify a member of the board when they retain a realtor. The board will provide a realtor access code for the gate. This code can be shared amongst realtors of that property only. Each property will have its own realtor access code. When the property is sold, that realtor access gate code will be deleted.
6. Utkin property. A board member will communicate with the Utkins regarding their building plans.
7. Fence at the front of the Preserve. The fence posts around the entrance are falling down. The decision was made to verify whether they are set in concrete or not. If they are not, an attempt will be made to replace them where they stand with the same kind of posts.
8. Bisgard properties. A board member will meet with Jerry to determine his construction plans for the lots with driveways started.
9. Autry Renter. A board member will communicate with Kevin regarding his renter.
10. Change the ARC definition to specify below grade instead of basement.