

4HRPOA 5/20/06 Board Meeting Agenda

New Board Business:

- Removal of Nancy Coker from 4HRPOA Board
- Review and reaffirm the Board "roles" and "norms".
- Dues increase proposal for membership vote versus board raising dues 20% per year
- CC&R revision . . . final approval for ballot
- Special Assessment discussion
- Management company versus in-house POA management
- Process documentation for administration (title company requests, invoicing, mailings)
- Web site management

Roads Report & Access Issues:

- Road Committee update on bids, strategy/plan, choice of materials and timeline
- Process documentation for road bid/award process
- HMRPOA common roads issues discussion
- Plan HMRPOA/4HRPOA joint board meeting
- No Trespassing / Hunting signs
- Criteria for allowing land-locked owners access through 4HR

Treasurer Business:

- Review Liability policy and sign documents to be returned
- Approval to purchase QuickBooks to manage POA financial records
- Annual Review letters from Susan Butler need signatures
- Approval for letterhead on official letters to members
- Approval for online bill paying
- Approval for debit card to avoid using personal credit cards
- Treasurer request assistance from Thad Johnson on handling Title company changes and creating new invoices/notices for 2007 dues -- and continued assistance with maintaining a current Master Database on members
- Set permanent dates for annual dues -- mailing date, due date, past due date, etc.
- Assistance in tracking down returned mail -- Identifying new addresses

Other suggestions:

- Approval for a welcome letter to new owners
- Change annual meeting date to May or June
- Committee or committees for : research, collecting information on parcel sales