

3-Aug 70

Corporation certificate issued July 3, 1970.

First meeting of Association held August 3, 1970.

1st President - J.F.Breeden.

By-Laws adopted August 3, 1970.

First townhouse sold March 1, 1970.

First dues set a \$20.00/mo for class A members.

November 29, 1971

Second meeting of Association.

Dues raised to \$25.00/mo.

November 28, 1972

Third meeting of Association.

Dues kept at \$25.00/mo for 1973.

November 29, 1973

Fourth meeting of Association.

Assessment for 1974 raised to \$30.00/mo

James Nugent made vice-president.

Nancy Spencer made treasurer.

January 23, 1974

Fifth meeting of Association.

Monthly assessment for boat & trailer parking set at \$5.00/mo - up to 16 feet.

Decided to engage an attorney to have Common Property taken off county tax rolls.

April 22, 1974

Sixth meeting of Association.

Pictures purchased for Community Center for \$90.00.

May 20, 1974

Swimming pool complaint

Insurance

June 17, 1974

Decided that names of members who are delinquent in their dues be published in a letter to all members.

Delinquents lose rights to use of community center facilities.

July 15, 1974

Subject of delinquent dues and RV parking fees.

Restrict display of real estate signs.

Advise real estate agents - No Signs!

Per state law, advise prospective buyers of dues and obligations of Association.

Approval required before attaching anything to exterior of buildings.

August 19, 1974

No news.

September 16, 1974

No news.

October 21, 1974

Proposal to build storage unit at manager's townhouse.

November 18, 1974

Increase dues to \$35.00/mo.

Voted to increase Board to 9.

Pool

5/20/1974 complaint - agreed to have sign posted that "All guests to be accompanied by an adult owner".

Architecture

5/20/74 Installation of air conditioners to be unobtrusive and painted same color as buildings.

7/15/74 Decided to restrict display of real estate signs - noted that real estate agents are not to display signs.

7-15-74 Air conditioners, screen doors, patio covers, etc., require approval of architectural committee.

Parking

6/17/74 Noted that problems of cars being left in guest parking to be brought up at General Membership meeting.

Financial

7-17-74 Delinquent dues and RV parking fees- Grievance Committee to try to collect - 1% interest to be charged.

State law requires prospective buyers be advised of dues and obligations of Association.

No December 1974 meeting.

Jan 20, 1975

Decided to have rotating board, with 1 year, 2 year, and 3 year terms.

February 17, 1975

No News

March 17, 1975

Suggested that committee chairmen be members of the Board.

Breeden requested to have attorney take action to remove Common Ground from city tax rolls as a non-profit organization.

April 21, 1975

Report that Common Property was off tax rolls.

May 19, 1975

No News.

June 16, 1975

Committee formed to establish job description for Board and control of parking for RVs.

Discussion on control of dogs and cats.

Discussion on owners planting - OK with committee approval.

July 21, 1975

Discussion on emergency decisions - decided that President plus 2 board members could do it.

Rental of clubhouse - non-refundable \$10 and cleaning deposit of \$35.

August 18, 1975

Install waterproof box at pool with regulations posted therein.

Decided to change locks on clubhouse every 4 months.

Attempt to find a social director for get-togethers.

Sep 15, 1975

Requested addition "Private Way" signs be installed.

"No bicycle" signs - tabled.

Oct 20, 1975

No news

Nov 18, 1975

Complaint about real estate signs being posted.

December 1975

No meeting.

Jan 12, 1976

Suggested gas log at clubhouse fireplace - no action.

Assessment to remain at \$35.00 for 1976.

Feb 17, 1976

Responsibility for renting and collecting RV parking fees delegated to manager. RV renters to pay extra for electrical hook-up.

March 29, 1976

No news.

April 19, 1976

Concern about "drop-off" on walkway on Brae Burn side.
New signs installed.
Sprinkler heads to be repaired.
Some unreasonable requests being received from homeowners - turn over to
Grievance committee.

May 17, 1976
No news.

June 21, 1976
No news.

July 19, 1976
No news.

July 26, 1976
Special meeting.
No news.

Aug 16, 1976
Decided to file liens against delinquents after 10 days notice.

Sept 1976
No meeting

Oct 15, 1976
determined need for on-site manager.

Nov 15, 1976
No news.

Dec 6, 1976
Prepare to take over entire project from Breedon.
Decided to have a new years eve party in clubhouse.

Jan 17, 1977
Problems with dogs.
Proposed to buy Unit #87 for \$42,500.
Propose one time \$50.00 assessment
Propose to set monthly dues at \$40.00.
RV parking discussed. Set rental at \$5.00/mo with \$2/mo for elec, 3 month
minimum.
Propose having phone in clubhouse.

Feb 14, 1977
No news.

March 14, 1977
#87 purchase completed.

April 18, 1977
Bonding for manager discussed.

May, 1977
No notes

June 9, 1977
Determined to take no action on bonding Board.
Statement made that Assn not responsible for info on dues, insurance, etc., as
told to prospective buyer by salesman.
Any teenage parties must have homeowner as full time chaperone.