

**Woodside Park HOA Units 2, 3 and 4
Minutes of Meeting of the Board of Directors
November 16, 2017**

Present: Kathy Lower (President); Kelly Flynn (Vice President); David Rowe (Treasurer); Lorna Serber (Secretary); Melissa Fisher Faler; Ed Samberg, Ken Van Tuyl.

The meeting was called to order at 7:07 pm at Melissa's home. The purpose of the Executive Session is to discuss legal and confidential matters; it is closed to members.

Quorum: Established.

Topics discussed

1. **Meadow Trail** –Several members have expressed concern to the board and to Bob Banks, a member of the Architectural Control Committee (ACC), regarding critter holes along the Meadow Trail. The members worry that a horse could step in a hole and be injured. Bob Banks raised with the board the possibility that the board and/or the ACC could be faced with a claim for liability. Although both the ACC and the board believe that neither would have liability in such case, neither the ACC nor the board has the financial wherewithal to fight a lawsuit, and thus Bob urged the board to address the problem.

The board is aware from prior experience at the Equestrian Center that hiring a professional critter control outfit is very expensive (\$2,485 for just three years of treatment 2014, 2015 and 2016, with an estimate of \$700 for 2018). Ken looked at options and presented information on a device called a Rodenator that uses propane and oxygen to eliminate rodents. He recommended that the HOA purchase the device for \$2,070, to be split 50/50 with Ben Grant, a homeowner and member (HO) pursuant to a written agreement. Ken suggested that the device would pay for itself by eliminating the need to purchase commercial pest control services for the EC and the trails on an ongoing basis, and the HOA could offer its own alternative pest control services to members as well, for an appropriate donation.

Ken made a motion to purchase the device, jointly with Ben Grant (50/50); Melissa seconded; the motion passed unanimously.

2. **Equestrian Center** – a homeowner adopted a rescue horse found on a horse adoption Facebook page. HO's vet suggested a period of quarantine from HO's other horse. HO asked to rent a stall at the EC for the period of quarantine. HO made an oral representation that she had a clean health report on the horse. On that basis the HOA agreed to rent a stall to HO and a contract was signed. After a short time, the horse was found to have strangles (horse distemper). After neighbors of the EC expressed concern for their own horses followed by extensive research as to their concerns, the board decided that the horse should be moved from the stall and the stall be disinfected by a professional agency trained in proper procedure. Without

notifying the board and against the board's directive that HO not attempt to clean the stall herself, HO attempted to clean the stall and afterwards expressed her feeling that she had fulfilled the obligations of the lease. HO refused to pay the \$1,600 fee for the professional agency's subsequent work. The board will retain HO's 30-day lease payment of \$75 and damage deposit of \$100.

Kathy suggested making a claim against the HOA's insurance. However, our deductible is \$1,000 and there is no guarantee that premiums would not be raised in the future in the event of a claim.

Ed made a motion to find out if claim would increase premiums; Melissa seconded; motion passed unanimously.

Ed then made a motion to file a claim if no increase in premium; Ken seconded; motion passed unanimously.

ADDENDUM: Kathy subsequently spoke to State Farm agent who could not guarantee that the premium would not increase. Kathy presented information to Board members and consensus was reached that a claim should not be filed.

3. **Sign at Equestrian Center** – 9" X 12" sign should read RESTRICTED TO DUES-PAYING MEMBERS.

Ken made a motion to purchase three (3) aluminum signs at \$16.00 each; David seconded; motion passed unanimously. Kathy will procure the signs.

Adjournment: Motion to adjourn made and seconded, passed unanimously at 9:05 pm.

/s/ Lorna Serber
Secretary