

**The Maples HOA Board Meeting
November 17, 2008
Minutes**

In Attendance: HOA Board: Emory Rainey, Samantha White, Jill Brutka,
Nanette Alderman, Art Requilman

I. Christmas Decorating Contest

- A. The Board discussed the tentative rules, made minor changes. Emory will send finalized rules to the board.
- B. Prizes will be as follows: 1st place a \$75 Wal-Mart gift card, 2nd place a \$50 Target gift card, and 3rd place a \$25 Rubio's gift card.
- C. Assignments:
 - Emory – Ballots, candy canes, and Rules finalization
 - Samantha – Gift cards
 - Nanette – Cups and stir straws
 - Jill – Dispensers and work with Art concerning type of Hot Chocolate
 - Art – Ballot box

II. Rental Properties (Investors, Lease Agreements, Tenants) – The Board agreed to amend item #11 in the current Maples Rules and Regulations to clarify expectations for rental properties and fines and fees levied for noncompliance. The section now reads:

- 11. All lease agreements must be submitted to the board for approval before the home is occupied, per the CC&Rs. In addition, a CC&R Acknowledgement Addendum must be submitted with each new lease. Failure to submit lease agreement and/or CC&R Acknowledgement Addendum will result in tenant(s) denied access to clubhouse and pool. Other consequences may be imposed. The following fines will be imposed for failure to submit the above-mentioned required documents:
 - a. 1st notice – warning letter and suspension of clubhouse and pool privileges until Lease Agreement and CC&R Addendum are submitted.
 - b. 2nd notice – warning letter.
 - c. 3rd notice – warning letter.
 - d. 4th notice - \$75.00 fine
 - e. 5th notice - \$150.00 fine.
 - f. 6th notice - \$250.00 fine.
 - g. 7th notice - \$500.00 fine

The above mentioned fines are outside of any consequences imposed for delinquent HOA dues.

The Board will develop a form for the CC&R acknowledgment.

III. Follow-ups

- A. The Board approved the clean-up of the area above the north retaining wall to begin immediately.
- B. Clubhouse check schedule:
 - Emory, November 16-22
 - Nanette, November 23-29
 - Art, November 30-December 6
 - Samantha, December 7-13
 - Jill, December 14-20

IV. Newsletter Assignments:

Emory – Christmas Decorating Contest

Nanette – Reminder to community of Rental Limitations when selling homes

Jill – Reminder of snow removal, none if behind on dues or fees and homeowner is responsible to do the removal or can be fined

V. Welch Training – No Welch Representative, so training postponed until January.

Next meeting: December 8th, 6:00 p.m. at Emory's home. Please review the budget that Emory will send and be prepared to finalize plans for Hot Cocoa Night and Christmas Decorating Contest on December 15th.