

**Minutes of the Board Meeting
Shadowcrest Homeowners Association
February 27, 2012**

The meeting was called to order at 7:30. Members present: Randy Yates, Sarah Tobola, Tom Wehrly, Ann Busch.

Prior to the formal agenda, the members discussed the need to study the implications of the new state laws concerning HOAs on the deeds and restrictions. The need for recruiting new members for the board was also discussed.

Treasurer's Report - Sam was not able to attend the meeting and looking at the financial statement was postponed until the next meeting.

Admail has requested a rate increase. The impact of this will be addressed at a future meeting.

Liens now need to be filed by an attorney. This will increase the expenses of operating the HOA.

The property at 9206 Timberknoll was on a list of foreclosed properties.

Landscape Report – None was made.

Pool Report – Since George Libal has sold his home, a new pool supervisor needs to be recruited. Randy suggested a possible person.

Review of amended covenants and restrictions

1. To amend the covenants and restrictions, 51% of the homeowners of all three sections need to vote in favor. The board will send out notices to the HOA summarizing the changes. The board will meet on March 19 to summarize proposed changes to the covenants and restrictions. The board will hold an informational meeting on March 26 to discuss the proposed changes. After hearing comments from all homeowners, the board will meet on April 9 to finalize the document.
2. The board then examined the document for Section 9 that was prepared by the attorney, Mike Hoelscher. On page 9, we desire that language be inserted so that tenants (renters) are not able to rent out

- bedrooms. On page 11, we commented that a fine schedule needs to be written down. On page 15, we need to investigate the size of antennas or satellite dishes that can be allowed. On page 19, we need to investigate further the language on home offices. On page 21, there are new regulations on mobile homes and rvs. On page 22, the language concerning signs has been changed. On page 25-26, Randy informed us that the HOA/Board could be sued for taking action on homeowner's property even though it is permitted in the covenants.
3. Randy will meet with the attorney to prepare similar documents for all three sections of Shadowcrest.

There being no further business, the meeting was adjourned at 8:45.