

Call to order	Meeting called to order at 10:01		
Roll call – by sign in sheet	Members Present:	Members Excused:	Guests:
	Susan Borgardt Dian Cleveland Dean Doolittle Bill Hathorn Cindy Hertz Margo Moran Joe Murphy Kenneth Neu Jim Nichols Betty Ries Pat Smith Jim Strates		Allen Ries Amber Stolhand Steve Stolhand Stephane Dupont
Minutes approval	Sept. 2012 minutes reviewed via e-mail Motion to approve: Jim Nichols 2 <sup>nd</sup> by Pat Smith		
<b><u>REPORTS OF OFFICERS:</u></b>			
Secretary	None		
Treasurer	\$60,795 – operating account (10/31/12) \$12,987 – Chase operating fund \$21,052 – Money Market account Details available to Board members on the Board portal		
Vice President	No report		
President	President’s report is in the body of the minutes		
<b><u>REPORTS OF COMMITTEES:</u></b>			
<b>Administration</b>			
Acct./Financials	Reports thru 10/31/12 on Board Portal		
R/M Update	Code of Conduct Form – Discussion on signing form. Ea. Board member may voluntarily sign. Cindy will fwd. to Real Manage.		
Lots for Sale	Five lots listed on Craigs List. Discussion of accepting monthly pymts. offer on properties. Tabled until a firm offer may be recv’d.		
R&R	Clarification on dump station to <b>“per use”</b> (\$10.00) charge year round. Revised R&R re: trailers, etc. has been posted on website and will post in newsltr.		
Bldgs & Grounds	All aerators are now working. Some membranes may need to be replaced. Pond chemicals need to be order before pond freezes. Discussion of placement of cinder		

	blocks around dump station. Discussed kitchen tile/hallway in caretaker's residence needing replacement. Bathroom may also need to be remodeled. Steve will advise extent of damage/work. Steve requested permission to have raised garden beds and a greenhouse on the property at his cost – okayed by the Board.
Billing & Enforcement WLPP Status Report	Stephane Dupont – WLPP discussed status of “outstanding” property owners. Top three delinquent accounts are now on a payment plan. Discussed owner w/a garnishment, discussed 1 lot in foreclosure, 1 owner in bankruptcy, 6 recurring owners who are in and out of current pymts, 7 lots w/outstanding dues owed and 11 owners who haven't paid late fee. Stephane discussed RealManage Code of Conduct signature forms.
Covenant Violations	1 violation – box truck, no axle on property.
Lot Improvement	Approved gate installation for lot 2-271. Revising garage to shed for lot 1-06. Owner will need to resubmit request.
Other	New Website Up – Jim Strates has included a forum for owners to communicate similar to a Community Bulletin Board.
<b>UNFINISHED BUSINESS</b>	
Bylaw/Cov. Rev. Committee Update	Pat Smith will revise e-mailed Covenant Revisions with underscores and strike out changes for easier reading for the Board to review. Board will suggest any changes, corrections, revisions, etc. Board and review committee will meet to finalize changes.
<b>NEW BUSINESS</b>	Discussion on laminated ATV pass.
<b>ADJOURNMENT</b>	Motion to Adjourn by Susan Borgardt – 2 <sup>nd</sup> by Bill Hathorn Meeting adjourned at 12:05 PM Minutes recorded and submitted for approval by Susan Borgardt