

August 13, 2007: Podtburg Village Meeting with Mr. Bruce Fickel, Attorney

Present: Pat Lacy, Jeff Spath, Lynn Cunningham, Roger Howell, Brent Shafranek,
Sheryl Ballard, Mr. Bruce Fickel

Purpose of this meeting is to explore the logistics of self-management on legal and practical terms with the lawyer that previously served Podtburg through Falcon.

Mr. Fickel:

We as owners are greatly interested in higher quality and lower expenditure.

Consider compensation because quality can decrease with burnout.

Keep standards high and don't overwork anyone, allowing only ONE person in charge of ONE thing and a backup for each person.

To put new By-Laws in place, work will need to be done.

Committee will be needed to spend considerable time to become familiar with these laws and rewrite our documents.

Since covenants stay with land, easier to change now.

Lenders get notice, if no objection from them, the new covenants are approved.

Articles of corporation: 1. By-Laws formed

2. Covenants

3. Rules and regulations

To enforce covenants: have homeowner support

1 year statute of limitations

Most covenants are not enforceable anymore because they haven't been enforced consistently.

With digital pictures and copies of letters, we will have a strong case if have to sue.

Need good computer and printer.

Educate homeowners about what information should be obtained before selling.

Collections: send list of 30 day delinquencies = letter #1

No response within 2 weeks = letter #2/summons/complaint

No response = letter #3/summons/complaint w/process server

Money will be collected by Mr. Fickel.

Sue rather than lien.

Need contracts with subcontractors, including proof of insurance.

Clean up Ron Erlich's affiliation.

Possible re-configuring of easements pending uniform fencing and owner responsibility.

Mr. Fickel will provide us with the following:

Letter regarding new bylaws

Itemized service costs

A review of our current covenants and documents

A review of subcontractor contract from Pat

Bill from this meeting!

Meeting follow-up without Lawyer:

Phone stuff – Lynn

Accessline Communications

Termination of Falcon – Pat

Po Box obtain – Sheryl

Account setup – Pat

Accountant – Roger - Charlie Schlagel...about 100\$/month

Letter to homeowners – Pat?/Roger offered assistance

Hydroseeding – discussion of weed killing timing and vendor and process

Lawyer contact – Lynn