

**Wildflower Homeowners Association  
Minutes of Board of Directors Teleconference Meeting  
May 22, 2014**

The Board of Directors met in regular session via conference call to discuss issues related to the adoption of Rules and Regulations for Wildflower.

The Board members in attendance at 6:32 pm: Gail Otter, President, Terry Reimer, Treasurer, and Andy Lazzaretto, Secretary. Board members Alisa Powell and Tracie Neal were not able to attend the meeting.

Gail reported that draft Rules and Regulations have been prepared by the Secretary and informally distributed for comment to the homeowners. She stated that the next step in the process calls for the draft Rules to be formally distributed to the homeowners with notice attached which states that it is the intention of the Board to formally adopt the rules.

Andy Lazzaretto stated that the draft Rules had been sent to Rick Liebersbach, Cindy Butner, and Steve Shwind for comment and that their suggestions have been included in the final draft. He also presented a draft cover letter to accompany the Rules if they are sent to the homeowners. Andy reminded the Board that if a certain number of homeowners protest the contents of the Rules then the Rules must be discussed at an open meeting of the Board. If the draft Rules are sent now, such a protest meeting could be held in conjunction with the Annual HOA meeting on September 1, 2014.

The Board reviewed the draft Rules and discussed: motor vehicle parking, storage of wood, how many days to give owners for approval of changes to their condos, where to post notices, use of recreation facilities, allowing service animals in the pool area, the amount of fines to be imposed, the number of vehicles allowed per unit, and related topics. The consensus of the Board was to increase the fines in the draft Rules in order to make people pay more attention to infractions, especially repeat offenders.

Following this detailed discussion of the draft Rules and Regulations and the pros and cons concerning enforcement it was moved by Gail Otter and seconded by Terry Reimer that Cindy Butner be directed to distribute the draft Rules as soon as possible along with the cover letter prepared by the Secretary. Motion carried 3-0.

The Secretary said that he would send the documents to Cindy Butner and ask her to distribute the proposed Rules and keep track of the date they are sent to the homeowners.

Gail updated the Board on the fact that Earl Henderson's water study has been delayed and that there is not a date for completion.

There being no further business the Board adjourned to an open meeting at 7:10 PM.

**APPROVED BY THE BOARD ON , August 31, 2014**