

**MINUTES  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
CAPTAIN'S COVE HOMEOWNERS ASSOCIATION  
MARCH 11, 2003**

The meeting was started with a letter from Mr. Elam and Mr. Lindgren which is attached to these minutes. Mr. Elam and Mr. Lindgren requested that the ballots be recounted and the envelopes reviewed as they felt that the ballots were altered.

Mr. Lindgren, Mr. Elam, Mr. Bireley and Mr. Petersen then counted the envelopes and the ballots and determined that Ms. Cappello and Mr. Johnson had NOT altered the ballots. The meeting could now be called to order.

The meeting was called to order at 7:55PM. Those present were Bob Johnson, John Lindgren, Jim Elam, Cindi Cappello and Susan Gallagher. Also present were Dick Hamp, Dennis Bireley, Wayne Holbrook, Bob Clawson and Mr. and Mrs. Jan Petersen.

Mr. Johnson had called this Special Meeting to bring the newly elected Board members up to speed on what the Board had been working on. Attached is a copy of the agenda for the meeting in which Mr. Johnson read.

The meeting was adjourned at 8:30PM.

Respectfully submitted,

Cindi Cappello  
Secretary

SPECIAL CCHA BOARD MEETING  
MARCH 11, 2003  
7:00 PM  
CENTURY 21 BUILDING

Attendees: Cindi Cappello, Jim Elam, Susan Gallagher, Bob Johnson, John Lindgren

Meeting to order:

Discussion related to 2003 annual meeting.

1. Increase number of sign-in sheets
2. Change format of meeting so votes can be counted while meeting is ongoing
3. Have candidates for office participate in the vote counting process along with 2 other persons.

Discussion of 2002 board of directors concerns:

1. Construction of wing wall at Stringfellow entrance. Will this be readdressed?
2. Present entrance sign (needs help)
3. Wall at boat ramp with lighted flagpole
4. Defining the difference between a boathouse and a canopy over a boat  
1/ construction, color of canopy, height and etc
5. Continue clearing of foliage around sewer plant (cost \$375)  
1/planting 3 to 4 foot arecas on three sides of plant (cost planted \$10) this could involve planting more than 100 arecas
6. Replant arecas down north property line and at west end of drainage field
7. If additional inquires are made about sale of sewer plant all board members in residence will be involved, along with representatives from CCCA and CHCA
8. Meet with CCCA and CHCA on dues payment due at end of March
9. Committees- What ones are needed? Remind all committees that they sever at the pleasure of the board of directors.
  - 1/ Deed of Restrictions
  - 2/ Sewer Plant
  - 3/Christmas Decorating
  - 4/ Beautification (Native plants and vegetation needing no water)
  - 5/Garage Sale
  - 6/Entrance

All committees will make recommendations to the board of directors for approval before implementing their recommendation.

## **Establishing a new Board of Directors**

**As is the first meeting of the new Board of Directors, the Board shall constitute itself, which means that the members present shall agree that the election for the new Board of Directors was conducted on a legal manner.**

**Therefore the ballots, and the signed envelopes in which the ballots was received and the proxies shall be counted thoroughly.**

**In a legal election there can only be one ballot for each ballot-envelope signed by the owner. (just as earlier years and as indicated on the ballot voting instructions).**

**Is there more ballots than envelopes we have a serious legal question.**

**The proxies shall also be counted. It shall be registered to whom the proxies are given. Have the proxies been used during the Annual Meeting according to the text? Who has authorized anybody for using the proxies and for what purpose?**

**FIRST WHEN IT IS FOUND THAT THE ELECTION HAS BEEN LEGALY CONDUCTED THEN THE NEW BOARD CAN BEGIN A LEGAL BOARD MEETING.**

**and thereafter a Board Meeting concerning new business can begin.**