

**CCHA  
REGULAR BOARD MEETING  
MAY 3, 2004**

Present: Camille Coulborn, President; Board members Gallagher, Lindgren & Masters

Also Present: 7 guests - Pat Lindgren, Joe Richard, Otto Gindele, Bob Johnson, Carolyn Rockey, Dennis Bireley

The meeting was called to order at 2:03 PM by President Coulborn.

The minutes from two previous meetings - March 2 and March 20 were read, corrected, and approved. Minutes from the April 27, 2004 meeting were read, discussed and approved.

The Treasurer's Report was made and approved.

Secretary's Report - An up to date report regarding "sludge hauling" from our disposal plant was made, including reading a recent letter from our "hauler" A-1 Septic Tank Service. The Secretary was directed to send a response letter to them. A copy will go to Wayne Wampler. TKW Engineering will be contacted for a new permit in the near future.

Old Business

1. A "boat Canopy" workshop was held. Two similar sets of guidelines were used. One from the Board and Mr. Miller presented one from a self appointed committee of our interested owners. Both lists leaned heavily on the Lee County policy. Discussion was held on each item and suggested changes were made and agreed upon. In the final resolution collectively we arrived at simple, workable guidelines we can live with. A corrected copy will be ready for hand out at the June, 2004 meeting. John Lindgren moved to adopt the revised "CCHA Boat Canopy Standards" and was seconded by Sue Gallagher. Motion passed unanimously.
2. President Coulborn said she had received a recent letter from our legal counsel regarding our "Architectural Review Committee". He expressed concern as he has been unable to find any record of such an assignment from the developer. "Does the Association have a written assignment of approval rights on record?" Yes! In 1993 Jack Masters made such a request from Mr. Bundschu who sent the needed letter to him which was promptly forgotten but filed for future use. The Secretary will send a letter of explanation to Mr. Adams along with a copy of the "Bundschu letter" Yes!
3. President Coulborn said a letter will be going to the owners about keys, the new lock, and the newly instituted "key card" which the key holders have been asked to sign. Our lawyer is being contacted to get a legal determination as to the legal responsibility of owners who sign the card.

4. The President passed out a draft of a complaint letter which will be sent to owners with any reported infractions. "No exceptions" is the guideline.
5. President Coulborn said a lot near Wayne Holbrook's property does need cleaning.
6. The President reported she had received a letter from September Estates regarding the "fining process" and thank you!

Other

Jack Masters moved that a "Pro Tem" Secretary be appointed to take minutes, etc in case of his absence. Carolyn Rockey volunteered - Thanks! Motion seconded and approved.

A motion was made to adjourn, seconded.

A handwritten signature in black ink, appearing to read "J. Masters Sr.", written in a cursive style.

Jack Masters Sr. Secretary, CCHA