

DMCA Board Meeting Minutes

12/3/18

Meeting called to order at 7:15 PM following the Annual Meeting.

Attending: Vince, Gordon, John, Val, Gary, Tom

- 1) As a follow up to the November board meeting, Vince stated that the board needs to decide whether or not to order title searches in an attempt to track the history of the utility easements across properties that would be affected by giving public access to the common area. He asked if we should do 0, 1, or 3 searches, each with a cost of roughly \$230.

There was a general discussion about what a utility easement is and what the definition of a road is. Gordon expressed concern about the impact on our insurance.

Gary noted that he had spoken with Tom Bennett whose position is that, while he and his wife like to hike up to the common area, they are not willing to impose their will on their neighbors.

There was a discussion about what is expected from the board in the way of a response. After some further discussion, Vince asked for a vote. Gordon made a motion to pay for one title search on the Youngs' property. Val seconded. The motion was unanimously approved.

- 2) Gordon stated that he had received a call from Jon Pfeiffer regarding the Valentine foreclosure. A potential buyer for the property called him from California asking for a 2-week delay of the foreclosure because he and Garth were negotiating a possible purchase of the property. The buyer is hoping to make a deal with Garth in the next 2 weeks, and if successful, to close within 90 days thereafter.

Vince stated that he was OK with the 2-week delay as long as we see a contract at the end of that time or the foreclosure continues. Rick asked when the 2 weeks begins. Gordon suggested that the 2 weeks begin today.

Tom noted that Garth and the potential buyer can continue to move toward a contract without the 2-week delay.

Gary moved that we approve the 2-week delay. Vince seconded. Gary, Vince and Val voted to approve the 2-week delay, Gordon, Tom and John voted against it. Since there was not a majority in favor, the motion did not pass.

The meeting was adjourned at 8:00 PM by unanimous consent.