

JOINT BOARD MEETING
MARCH 18, 2006

IN ATTENDANCE CLRRRA: Inge Hongsermeier, Ruth Ludwig, Rex Schweers, Steve Smalley, and Manager Jody Sandquist.

ABSENT: Francis Podorski, David Smith, and Marvin Thomas.

IN ATTENDANCE CLWSA: Herb Cooper, Steve Koeckeritz, Barb Rosenbrock, and Jack Watson.

ABSENT: Joe Sarjeant.

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Six (6).

ROAD & RECREATION PRESIDENT STEVE SMALLEY CALLED THE MARCH 18, 2006, JOINT BOARDS' MEETING TO ORDER AT 10:18 A.M.

ADOPTION OF AGENDA: Ruth Ludwig asked for the addition of Board Luncheons, Steve Smalley for the addition of Manager's Contract, and Steve Koeckeritz for lots 15010, 15018, and ER013.

MOTION: Ruth Ludwig moved to approve the Agenda as revised. Herb Cooper seconded the motion, which passed unanimously.

APPROVAL OF MINUTES:

MOTION: Steve Koeckeritz moved to approve the minutes with corrections. Inge Hongsermeier seconded the motion, which passed with two abstentions: Ruth Ludwig and Jack Watson.

- WEB SITE: Tom Selders (13123) made a presentation to the Boards on our new web site, and the Boards made several suggestions on ways to improve the site even more. Tom will make the suggested changes and report back in April at the meeting.
- MEMBER'S COMMENTS: None.
- MANAGER'S REPORT: Jody gave a verbal report to the Boards, and Steve Koeckeritz suggested they might like to decide the pricing of the three lots he put on the Agenda at this time.
 - 15010: Both Boards own this property. The Boards referred to the market analysis on each property.

MOTION: Steve Koeckeritz moved to price it (15010) at \$18,500.00. Rex Schweers seconded the motion, which passed unanimously.

- 15018: Both Boards own this property.

MOTION: Inge Hongsermeier moved to list lot 18 in the 15th Filing at \$16,500.00. Barb Rosenbrock seconded the motion, which passed unanimously.

JOINT BOARDS' MEETING

March 18, 2006

Page 2

- ER013: Water & Sewer owns this property.

CLWSA MOTION: Herb Cooper moved to approve \$99,900.00 (listing price) for Elk Ridge parcel 13. Jack Watson seconded the motion, which passed unanimously.

- **MANAGER'S REPORT:** Jody advised that the fire ban has been temporarily lifted. Some of our smaller slash piles will be burned in the greenbelts in Filings 12 and 15. The large slash pile needs a lot more snow on the ground before it can be lit. She has not heard back from CAI about the scheduled meeting, however she has given them a date in July for their meeting with the Boards and Committee Chairs. It appears that Bob and Deanna Leumont will be returning as hosts this summer. Jody passed out booklets to the Boards from CAI on Responsibilities for Board Officers, Reserve Funds, and one titled "To Increase Income, Not Assessments".
- **POLICY & DOCUMENTS:**
 - **SB 100 Policies:** Jody has met with Maurine Sanford, and the Committee has some questions of the attorney with regard to one of the policies.

CLRRA MOTION: Ruth Ludwig moved to allow Policy & Documents to contact Mr. Brandes regarding fines and unpaid assessments, and pay half of the attorney's fees. Inge Hongsermeier seconded the motion, which passed unanimously.

CLWSA MOTION: Herb Cooper moved that Water & Sewer would pay half the attorney's fees for evaluating this document. Jack Watson seconded the motion, which passed unanimously.

Jody stated that Policy & Documents have changed their meeting to the Friday following the Board Meetings to enable them to review assignments and have time to prepare information for the following meeting.

- **Dues & Fees Schedule:** This is not ready for presentation.
- **PENSION STATUS-**Steve Smalley, Steve Koeckeritz, Herb Cooper, David Smith: Gary Kietzmann, in a voice mail to Steve Koeckeritz, has indicated that the First National Bank plan will probably have to be formally terminated before Simple IRA plans can be established. Steve is going to see if Gary can attend the April Boards Meeting. Inasmuch as our Pension Plan bond expired on February 28th, Daniel will contact Norm Rehme with regard to what action needs to be taken in this regard.
- **INVESTMENT STRATEGIES:** The Associations current investments are yielding a much lower interest rate than is available at this time. Water & Sewer will discuss this further when they reconvene their meeting on April 1st. Road & Rec. will address this issue during their afternoon meeting.
- **ACCOUNTING PROGRAMS:** This is tabled to April.
- **HEALTH INSURANCE REVIEW:** Jody advised that individual rates would remain the same throughout the year.
- **BOARD LUNCHEONS:** Ruth Ludwig reminded the Boards that they had discussed the possibility of the Board Members paying for their soup lunches. The majority of the Board Members remembered that the decision had been for the lunches to be free.
- **MANAGER'S CONTRACT:** Steve Koeckeritz and Steve Smalley have met with Jody for her evaluation. The contract she has been working under has an ending date of October 16, 2005.

JOINT BOARD'S MEETING

March 18, 2006

Page 3

Steve Smalley suggested that she have a contract without an ending date. Steve Koeckeritz suggested that Dan Muffly be consulted with regard to this.

MOTION: Herb Cooper moved to make an extension to the Manager's contract for one year, retroactive back to October 16, 2005. Inge Hongsermeier seconded the motion, which passed unanimously.

MOTION: Rex Schweers moved to adjourn. Ruth Ludwig seconded the motion, which passed unanimously.

THE JOINT BOARDS' MEETING AJOURNED AT 12:00.

Respectfully submitted,
Bev Eddinger
Recording Secretary