

## Callaway Ranch HOA Board of Directors Meeting Minutes 2-7-07

In attendance: Eric Centers, Jason Peery, Tina Newcomb, Jim Crow

1. Elected new board officers as follows:
  - a. Jason motioned that Eric be nominated as President, seconded by Tina. Vote 4/0 in approval.
  - b. Jason motioned that Jim be nominated as Vice President seconded by Tina. Vote 4/0 in approval.
  - c. Jason motioned that Roger be nominated as Secretary seconded by Jim. Vote 4/0 in approval.
  - d. Eric motioned that Tina be nominated as chairman of the architectural control committee seconded by Jim. Vote 4/0 in approval.
  - e. Eric motioned that Jason be nominated as Treasurer seconded by Tina. Vote 4/0 in approval.

As such, the officers for the board of directors for 2007 are:

- President: Eric Centers
  - Vice President: Jim Crow
  - Treasurer: Jason Peery
  - Secretary: Roger Norberg
  - Chairman of the Architectural Control Committee: Tina Newcomb
2. Reviewed four letters to send related to precautions concerning the wastewater treatment system and various architectural control issues.
  3. Reviewed landscape maintenance bid from Cutting Edge. We now have two bids in hand and expect a third. Eric will summarize the bids and contact board members for approval to proceed since work must start in February.
  4. An invoice was received from Blackwater. Eric informed Mike Black to address all issues regarding the wastewater treatment system to Annelise Development.
  5. Jim will prepare a draft "punchlist" of items to be completed prior to acceptance of the community sewer system. Jim will forward to board members and wastewater committee for comments and review.
  6. Jason moved to approve the 2007 budget as discussed at the last HOA general meeting, seconded by Tina. Vote 4/0 in approval.

7. Jason reported that the 2006 tax return is completed. Noted that interest income will be taxable at flat 32% rate.
8. Discussion regarding a callout list in case of problems. Jim, Eric, Tina, and Roger will convene the landscape committee, the irrigation committee, and schedule a wastewater committee meeting later this month (February 07) to develop the callout lists.
9. Jim presented material provided by Ada County Sheriff office, Myrna Harris, regarding establishment of a neighborhood watch program in Callaway Ranch. Tina and Jim will contact individuals in the subdivision in order to identify a block captain, who will be the single point contact for communication with the sheriff office, then schedule a special HOA meeting to kickoff the program. Myrna Harris will attend to represent the sheriff office.
10. Jim will forward to Tina the last version of the third amendment to the CCR;s.
11. Meeting adjourned.