

Huntington Forest Homeowner's Association
Board Meeting
February 27, 2017

Meeting called to order at 7:02pm by Steve Piper, President. Meeting held at Montessori School of Alexandria, 6300 Florence Lane.

Board Member Attendees: Steve Piper, Tim Rogers, Kerry McCabe, Frank Donahoe, Kathy Spitzer, Dave Kolo, Rhonda Crawford (by telephone) and Grace Washburn (by telephone)

Homeowner Attendees: Nancy Berthold, Nancy Rottenecker, Diane Piper, Trish Milligan, Toni Mattoch, Steve Danz, Heidi Gaines, Linda Krueger, Robert Redmond, Dawn Hendrick, Phil Rice, Jesse Schrum, Bellita Collins, Chris Gallagher and Michael Tanner

Steve Piper established that a quorum was present.

Steve Piper welcomed all present and stated that the only item on the agenda was a discussion of the HOA's outstanding legal fees. He provided a brief background on how these costs were incurred and the fact that approximately \$67,000 of the outstanding fees result from litigation involving the Manning case and resulting HOA corporate status issues.

Tim Rogers provided a detailed timeline and discussion of all pertinent events affecting the legal fees. At the conclusion of his presentation, all Board members provided comments and recommendations. Board members expressed concerns that the 2008 internal misfiling of the 2008 Articles by our legal counsel, Rees Broome LLC, may have contributed to the dispute on the HOAs' corporate status and ensuing legal fees. Board members also expressed concerns that R-B's failure to provide bills and account status in a timely manner impacted the Board's decision-making.

Motion: Authorize the HOA president, with another Board member, to engage in discussion with Rees Broome concerning a significant reduction in the outstanding legal fees associated with the litigation.

- Steve Piper
- Second – Frank Donahoe
- Carried Unanimously

Motion: Approve payment of the Rees Broome bills for December 2016 and January 2017 which are not associated with the litigation.

- Frank Donahoe
- Second – Kathy Spitzer
- Carried Unanimously

Open Forum

- Steve Danz recommended that the HOA treasurer be included in the discussions with Rees Broome due to the financial nature of the issue.
- Nancy Berthold recommended that Rhonda Crawford be included in the discussion with Rees Broom because of her experience with contracts.
- Dawn Hendrick and Bob Redmond both raised the issue of whether special assessments are limited to expenses related to the maintenance or improvement of common areas.
- Michael Tanner emphasized the need for the Board to develop a plan or strategy that goes beyond negotiating fees with Rees Broome but also considers other potential legal issues.

Motion to Adjourn – 8:40 pm

- Frank Donahoe
- Second – Kerry McCabe
- Carried Unanimously