

## Colonel Tuftonborough Estates Association

Fall Meeting – Sep 19, 2015 - [approved by majority on 8 Oct 2016]

Held at 10:00 am at Tuftonboro Town House, Tuftonboro, NH

### Agenda:

- I. Call to Order
- II. Roll Call
- III. Approval of May 23, 2015 Meeting Minutes
- IV. President's Report
- V. Beach and Dock Report
- VI. Roads Report
- VII. Treasurer's Report
- VIII. Other Business
  - Proposal postponed from May meeting
- IX. Adjournment

### I. Call to Order:

Meeting is called to order by President Maughan at 10:03 in the am

### II. Roll call

Lot	Owner	Present	Person Voting	Proxy Held By
1	Andrew, S	√	Steve Andrews	
2	Chehames, G	√	Gary Chehames	
3	Chehames, G	√	Gary Chehames	
4	Falconer		Carolyn Sundquist	Proxy held by - Carolyn Sundquist
5	Donaher			Proxy held by – Jim Shepard
6	Sundquist	√	Carolyn Sundquist	
7	Maughan	√	Joanne Maughan	
8	Bowen		Anne Coulombe (by proxy)	Proxy held by – Anne Coulombe
9	Andrew, R	√	Patsy Andrew	
10	Shepard	√	Jim Shepard	
11	LaCroix	√	Jim Lacroix	
12	Marquis/O'Regan	√	Rob Marquis	
13	Shaughnessy	√	Bob Shaughnessy	
14	DiFiore		Lenny Smith	Proxy held by – Lenny Smith
15	Irwin		Frank Berckman	Proxy – held by – Frank Berckman
16	Alexander		Steve Andrew	Proxy held by Steve Andrew
17	Berckman	√	<b>Frank Berckman</b>	
18	Blake	√	Larry Blake	
19	Porter		Larry Blake	Proxy held by Larry Blake
20	Laramee	√	Rich Laramee	

21	Chehames, G	√	Gary Chehames	
22	Francese/Heintz	√	Barbara Maidhof	
23	Andrew, R	√	Patsy Andrew	
24	Smith	√	Lenny Smith	
25	Coulombe	√	Anne Coulombe	
26	Entwistle		Joanne Maughan	Proxy – held by Joanne Maughan
27	Butler		Bob Shaughnessy	Proxy – Held by Bob Shaughnessy
28	Tamkin		Rob Marquis	Proxy – Held by Rob Marquis
29	Janiak	√	Stan Janiak	
30	Andrew, S	√	Steve Andrew	

30 lots represented as shown:

20 Present  
10 Proxy  
0 Absent  
=====

30 Total

### III. Approval of May 23, 2015 Meeting Minutes

Discussion of addition to minutes

Update to minutes proposed by Stan Janiak:

Clarification on 19 Sept -- Discussion about Bob's tender

- Bob Shaughnessy has offered his Watertender 9.4 to the Association to be used for accessing boats on moorings.
- In addition to discussion regarding the placement of the boat at the end of the dock the membership raised the issue of CTEA liability for the boat and concerns regarding shared use. For a shared boat used as a tender, the Watertender could not be left on a mooring in case another boat owner wished to use the boat as a tender.
- It was recommended that the Association NOT accept responsibility for the boat but that the status remain the same as last year whereby the boat is owned by Bob and he personally offers the use of his boat to Association members.

*Vote: Unanimous*

Update proposed by Rob Andrews

Update page 7:

Question / answer / discussion:

- Added that "Steve Andrew commented" rest of discussion remains as is
- Lot 23 – Kara voted
- Lot 30 - Steve

Vote unanimous for change

**Motion:** to approve the May 23, 2015 meeting minutes as modified

- Proposed by: Carolyn Sundquist
- Seconded: Stan Janiak

**Vote:**

For: 27 votes

Against: 3 votes

Carried with majority

**IV. President's Report**

Joanne Maughan presented.

Welcomes everyone, recognizes those who have passed.

Kathy Francese has resigned for personal reasons. Larry Blake has joined the Board as a Treasurer.

Updated Board composition until the spring meeting:

Joanne Maughan            President

Anne Coulombe Secretary

Larry Blake                Treasurer

Rob Marquis              VP Beach and Waterfront

Bob Shaughnessy        VP Roads

**V. Beach and Dock Report**

Rob Marquis presented

Thank you Larry for joining the Board, and providing the 2<sup>nd</sup> coyote decoy

Sheds: please clean by 2<sup>nd</sup> week of October; so that we can store the furniture and proceed with mooring ball and chain removal

Will send reminder email to the association so that we can take out the mooring buoys and store in the sheds.

Question from Jim Shepard:

- Seems the mooring were moved more to the left?

Rob mentions that

- Far left mooring block was righted, but not moved
- Coulombe, Entwistle and Maughan were righted

We believe some moorings have actually moved a bit.

**VI. Roads Report**

Bob Shaughnessy presented

Roads are messy. Hand-outs presented to the group and discussion.

Bob – handed out a copy of what we spent on roads - \$73,000 in the last 9 years; last 7 years has been \$35,000.

Moving forward -- \$10,000 - \$20,000 per year is likely; unless we have a strategy to go forward.

We need to talk strategy:

- Do we want perfect roads?
- Do we not touch them?

- Do we want something in the middle?

Contractor options for road fix:

- Fix what is there: \$10,000
- A bit more for \$16,000
- Much more for \$20,000

Request for proposals from an engineering company. Civil engineer looking at the roads for surface and ground water flow.

In hand-out (see Appendix A & Appendix B) – Draft; simply as review of what we know so far before we can engage an engineer to assist us. Seeking information to fill what we have.

- All four plans are held at the town.
- Includes a 5<sup>th</sup> plan put together by Rich Laramee last year.
- The actual plan used for construction is on plan #4; roads were built very frugally. Rocks are sticking out, drainage continues to be an issue
- Spoke about culvert dig-outs between Vere Royce and Mason towards Senter Cover
- We do need better drainage and water flow from the road

Comment from Gary Chehames: some lots appear to have drainage issues and some do not. Have we resolved drainage issues going over to Robie and to Lanes End?

Back to Bob Shaughnessy – drainage pools not installed, and rain access across the waterfront lots had not been approved during original construction.

Association owns the road and culverts. Typically from center of road CTEA owns 25 feet in each direction (road is not always in the middle). Do need to address what is under the road, it will not resolve the road issues.

Roads are flat, causes freeze / thaw action. The roads are not crowned at this time.

Steve Andrew: suggests there was a court decision to put in the basin beside lot 14 (between Shaughnessy and DiFiore). Steve suggests we can get a copy of this – Rob Andrew may have it. Information should be shared with all members.

Reminder of committee composition: Bob Shaughnessy, Rich Laramee, Rob Andrew, Kara Andrew, and Steve Andrew added to the committee.

Bob reminder that this is draft, we seek information to continue to shore up what we know, before we can talk to an engineer.

Funding source will be all members of the CTEA. We will have to figure out how to fund this over time. Proposal for services: Association meeting w/Engineer; will assess need for survey, evaluation drainage, etc. See appendix for images.

Going rate for engineers is \$100/hr. Approx \$2000-4000 for a full assessment report and then the association can bring this forward

Stan Janiak: supports pulling together the information, recognize that a possible lawsuit in regards to drainage ponds needs to be found and shared with the members.

Jim Shepard: suggests cutting down the brush on side of roads, and clean out the culverts. Old minutes was to cut down trees within 15 feet of the road? Suggests patching the roads and keep going.

Perhaps we should spend money to clear out gulleys and some maintenance on roads before the winter. Frank Berckman: where will the rain actually go? The pond beside his house drains to the lake and he gets feedback that the lake around that drainage is adding silt to the lake. We will need permission from the state. Suggests that the snow should not be on the side of the roads – sides are already built-up, so water does not get into the culverts.

Gerry Lacroix: what does the section of Senter Cove that is not part of CTEA experience? Bob says fill in pot holes, puts bob-cat over road a few times a year.

Bob Shaughnessy – we do need professional assistance to determine best course of action. Take draft, finish it, then hire an engineer who knows drainage and roads, and can bring this together. An option on the flats – could we do country road. The hills need asphalt.

Gary Chehames – comments: where can water exit this sub-division? Suggests better understanding of where we can. Suggests investigating why we could not have built a drainage pool  
Summary for committee action per Bob Shaughnessy: Committee should hire engineer, research all deeds, and all legal elements in regards to exit point for rain today beside Berckman and between

Shaughnessy/ DiFiore. Suggest we concentrate on the Vere Royce / Mason road area and water to run into the basin.

Bob Shaughnessy suggests the above is one of the tasks for the committee:

- Need snow planning plan (can be as simple as a discussion with the plower)
- A drainage plan
- A road plan

Bob Shaughnessy read the 3 proposals. The 10K is currently budgeted, combined of the roads and drainage.

Gary Chehames suggests that we also use the approximate funds of \$10,136 for the general good of the association. Talked about dock and mooring funds accumulating in the general fund.

Joanne Maughan mentions under advice of counsel we cannot discuss the Chehames vs CTEA, which relates to the dock and mooring funds in the general fund.

Options on the table

- Engineer
- Patch roads
- Add to the \$10K a maintenance to clean out the ditches

Steve Andrew: ditches are not the issues. It is about driveways that do not drain into the ditches e.g. the sand-box berm is to keep the water out of a lot. Suggests going out in the rain to see where the water goes.

Bird exited meeting area ....

Joanne Maughan summarized:

- Address the roads
- Provide the committee with direction about the culverts e.g. Jim Shepard saying it is growing over the roads.
- Until we resolve the water issue – the Board recommends least cost option to do a short term fix.

Bob Shaughnessy: asks if may have additional moneys

**Motion:** *Proposed fixing the roads in option A as presented - \$10,462 From Sunday Paving and Sealing – Wolfeboro Falls.*

*Proposed by Joanne Maughan – Lot 7.*

*Seconded: Steve Andrews – Lot 1.*

Discussion: the patching is basic for getting the roads through the winter, and not creating new issues

**Vote:** unanimous

For: 30

Against: 0

Abstain: 0

Motion is passed unanimously.

Amount of moneys available: about \$8000 available for use for culverts.

Request for homeowners to clean out the culverts in front of their houses.

**Motion:** *address the culverts that have most vegetation, by engaging a landscaping company to clean out culverts up to \$2000; with endorsement of the road committee. Work to be accomplished before the winter.*

*Proposed: Bob Shaughnessy*

*Seconded: Gerry Lacroix*

Discussion: Senter Cove seems fine in the culverts; we are jumping the gun in terms of the spending the money on these culverts.

Jim Shepard to check on minutes way back in terms of cutting the trees back from the road. Motion was approved and not done in the past – this should be back in the Larry Hall notes time. Gary Chehames indicates that we do not want to rehash the past. Bob Shaughnessy indicates that the association and the overall road is a recognition that the overall association is responsible together. Vote:

**Vote:**

23 for

7 against

0 abstain

Motion passed by majority.

Joanne Maughan: Before we get through winter, we will not know how much \$ is spent on snow plowing and sanding.

**Motion:** *authorization up to \$3000 to hire an engineering firm specific to drainage, water flow.*

*Proposal: Bob Shaughnessy*

*Seconded: Anne Coulombe*

Discussion: Rob Marquis – can we consider funds not used for culvert cleaning, could we move moneys over to the engineering firm? Bob Shaughnessy – this proposal is about insuring we have a solid proposal before we have a capex plan that we have to consider for the long terms of the roads.

Proposes this as a step. Do we want to kick this can down the road and not deal with the water right now. Discussion about combining the funds between culverts and engineering. Gary Chehames thinks that the grade is not good in front of Entwistle and Butler. Vegetation looks awful and is overgrown.

Rich Laramée suggest that spending money on the engineer – recommend Steve into committee and come back in the spring with something.

**Vote:**

In favor: 4

Against: 26

Abstain: 0

Motion did not pass

Hold for the spring meeting:

- Vote on having a fall meeting or not

**VII. Treasurer's Report**

Larry Blake presented

Joanne – have not received many of the summer bills yet. In process of transition in to Larry.

**VIII. Other Business**

Anne Coulombe presented the proposal presented at the Spring Meeting

Motion to Amend By-laws Completed at CTBEA Annual Meeting Held on May 23, 2015

I, \_\_\_\_\_, hereby make the following Motion, parts A,B, C, and D to amend our Bylaws, to be voted on this day and to henceforth be recognized as fully effective and binding on May 23, 2015 by the assent of the majority of the votes of the lot-owner members who are voting in person or by proxy, whose vote is recorded below.

Second as to the motion \_\_\_\_\_

**MOTION**

A. Be it resolved that the requirement for assent by lot-owner members to initiation of or a change in the amount of Special Assessments by and under Article III, Section 4(d), or a change in the amount Annual Assessments by and under Article III, Section 4(e), is henceforth amended to be two-thirds of the majority of the lot-owner members who are voting in person or by proxy, and;

B. Be it resolved that henceforth any Rule or Regulation adopted by the Board of Directors by and under Article III, Section 5 shall first have the assent of not less than a two-thirds majority of the votes of the lot-owner members who are voting in person or by proxy at a meeting duly called for this purpose, or at

an annual meeting, written notice either of which shall have been sent to all lot owners at least ten (10) days in advance thereof and shall have set forth a proposal to make such Rule or Regulation, and;

C. Be it resolved that henceforth the cumulative monetary value of the Authority of the Board of Directors by and under Article V, Section 9 is now limited solely to items of capital item expenditures and the amounts of such capital item expenditure shall be further limited to amounts that are less than \$500.00 in cumulative value for each purpose, and that such Authority for capital item expenditure may not exceed \$500.00 in cumulative value without first having the assent of two-thirds majority of the votes of lot-owner members who are voting in person or by proxy at a meeting duly called for this purpose, or at an annual meeting, written notice either of which shall have been sent to all lot-owner members at least ten (10) days in advance thereof and shall have set forth a proposal to exceed a specific capital item expenditure amount of \$500.00, and;

D. Be it resolved that henceforth Article VII, Section 6, hereinafter identified as “Change, Deletion or Addition of By-laws”, is hereby established and incorporated and shall read as: “Any change, deletion or addition to these Bylaws shall be effective provided such Change, Deletion or Addition of By-laws shall have the assent of not less than a two-thirds majority of the votes of the lot-owner members who are voting in person or by proxy at a meeting duly called for this purpose, or at an annual meeting, written notice either of which shall have been sent to all lot owners at least ten (10) days in advance thereof and shall have set forth a proposal to make such Change, Deletion or Addition of By-laws.”

*Proposed: Gary Chehames – Lot 2*

*Seconded: Gerry Lacroix – Lot 11*

Discussion:

Steve Andrew suggests we vote on A, B, C together, and then D separately. Anne indicated we could not separate the portions of the motions as it was presented as a whole at the spring meeting, and brought back to the fall meeting as an agenda item (entirety of the original motion).

**See pages 19, 20 & 21 for updates to meeting notes in this section as provided by Steve Andrew.**

Essence of the changes are changing the vote from a majority to 2/3 majority. Joanne Maughan reminds the group that most corporation require a simple majority.

Jim Shepard notes that having 2/3 is high.

Gary Chehames – notes that in the A – we have this as a simple majority; B – there is no way to approve the rules (solely in the purview of the directors); C – presently the Board has authority to spend funds, clarification is based on capital expenditure – can still apply funds for routine elements, etc. as they do today; D – there is no provision in the by-laws to add/delete and/or delete the by-laws. Though that 2/3 majority was better than the simple majority.

Larry Blake – concern: a small group of voters could block things very easily e.g. a 1/3 of voters could block a vote.

Steve Andrew has a concern about what the Board can vote on, and how it affects the members.

Joanne Maughan – Board brings to the association for major decisions; we rule with transparency. e.g. granite block have one hole; one was flipped, one was on its side.

**Vote: secret ballot**

Scrutineers:

- Carolyn Lundquist
- Rich Laramie

Vote for: 10

Vote against: 20

Abstain: 0

Motion does not pass.

**X. Adjournment**

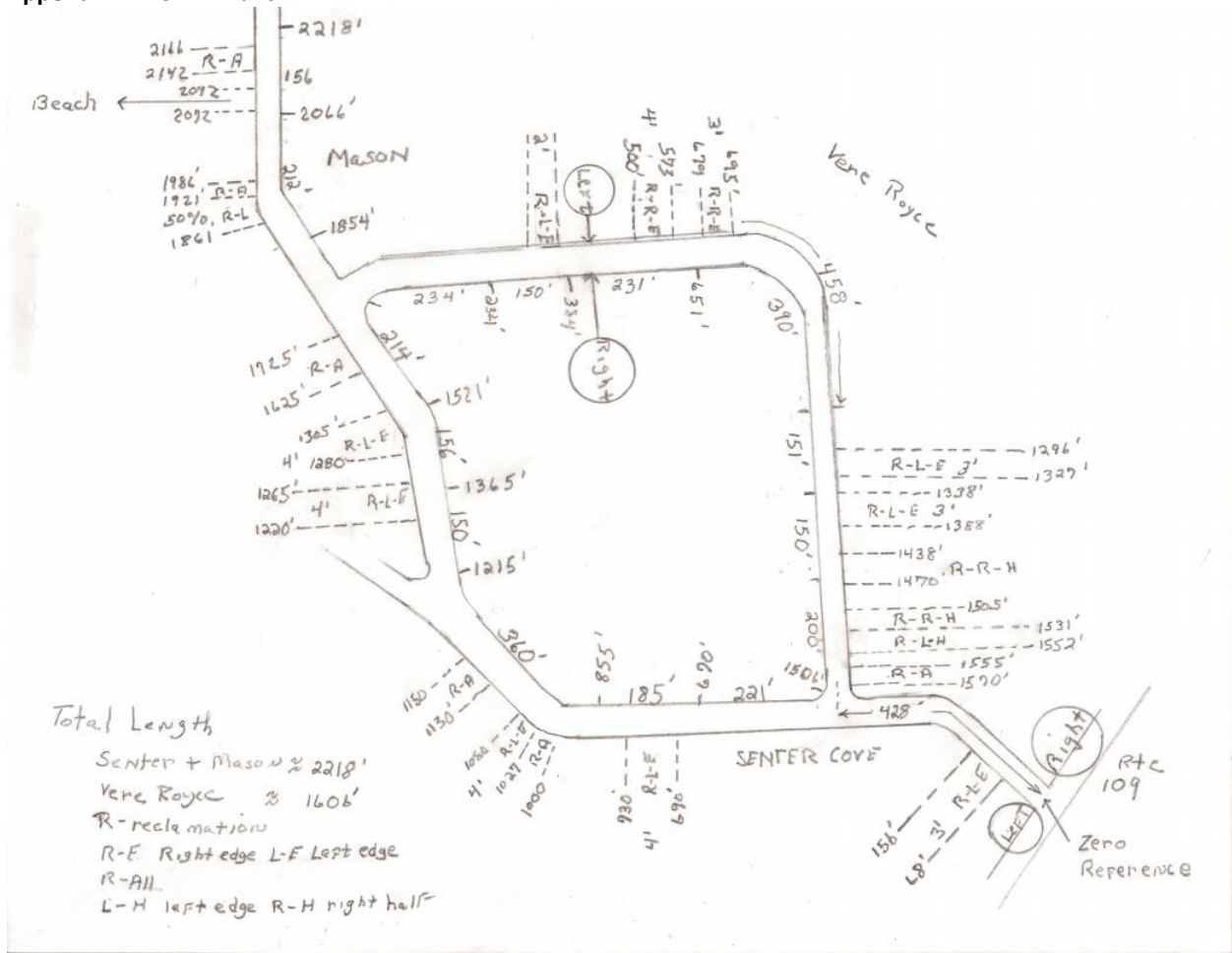
Rich Laramie -- motion to table further discussion and close the meeting

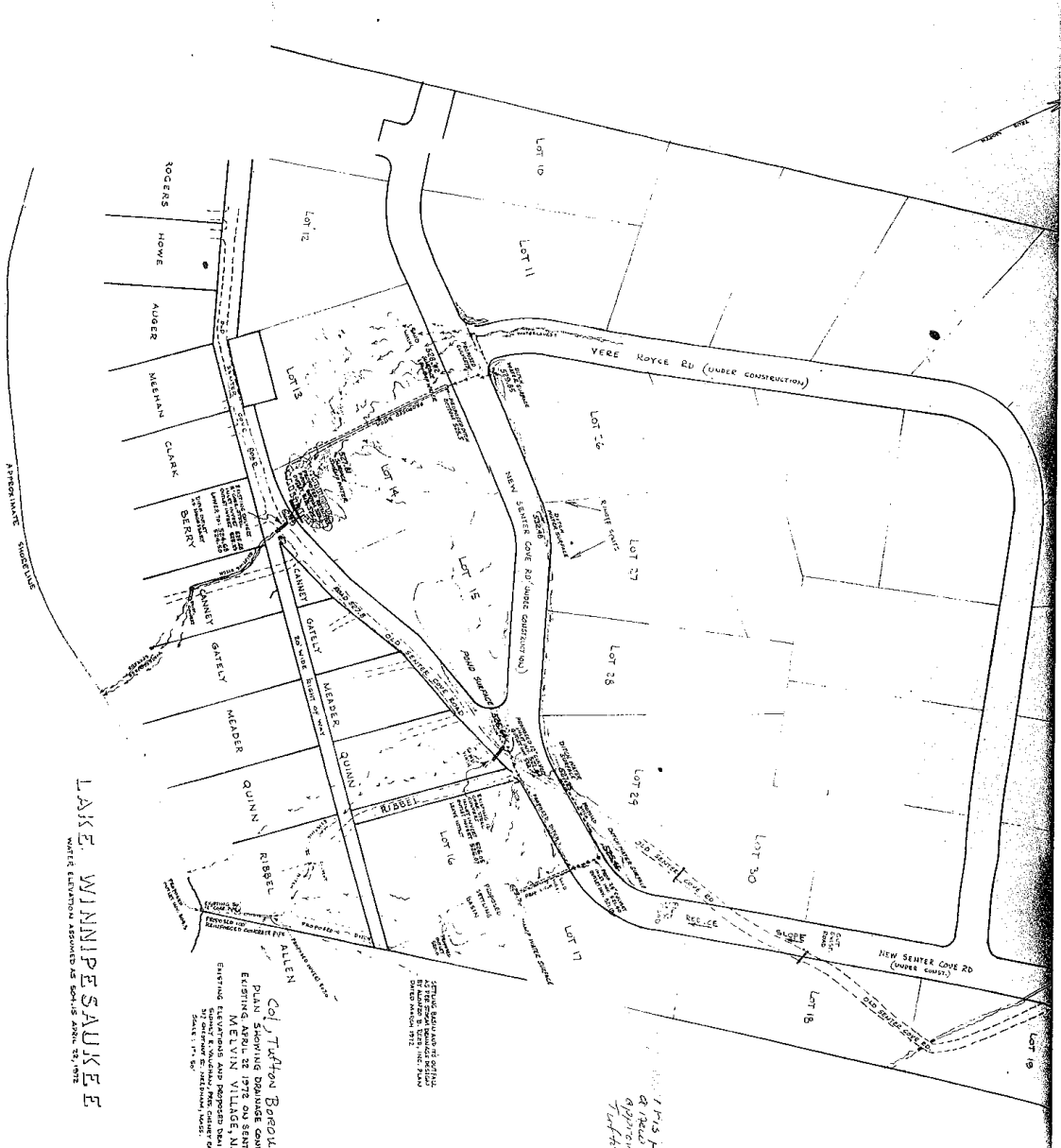
Anne Coulombe seconded

Meeting adjourned 12:03

Respectfully submitted by Anne L Coulombe, Secretary

Appendix A – CTEA Plans



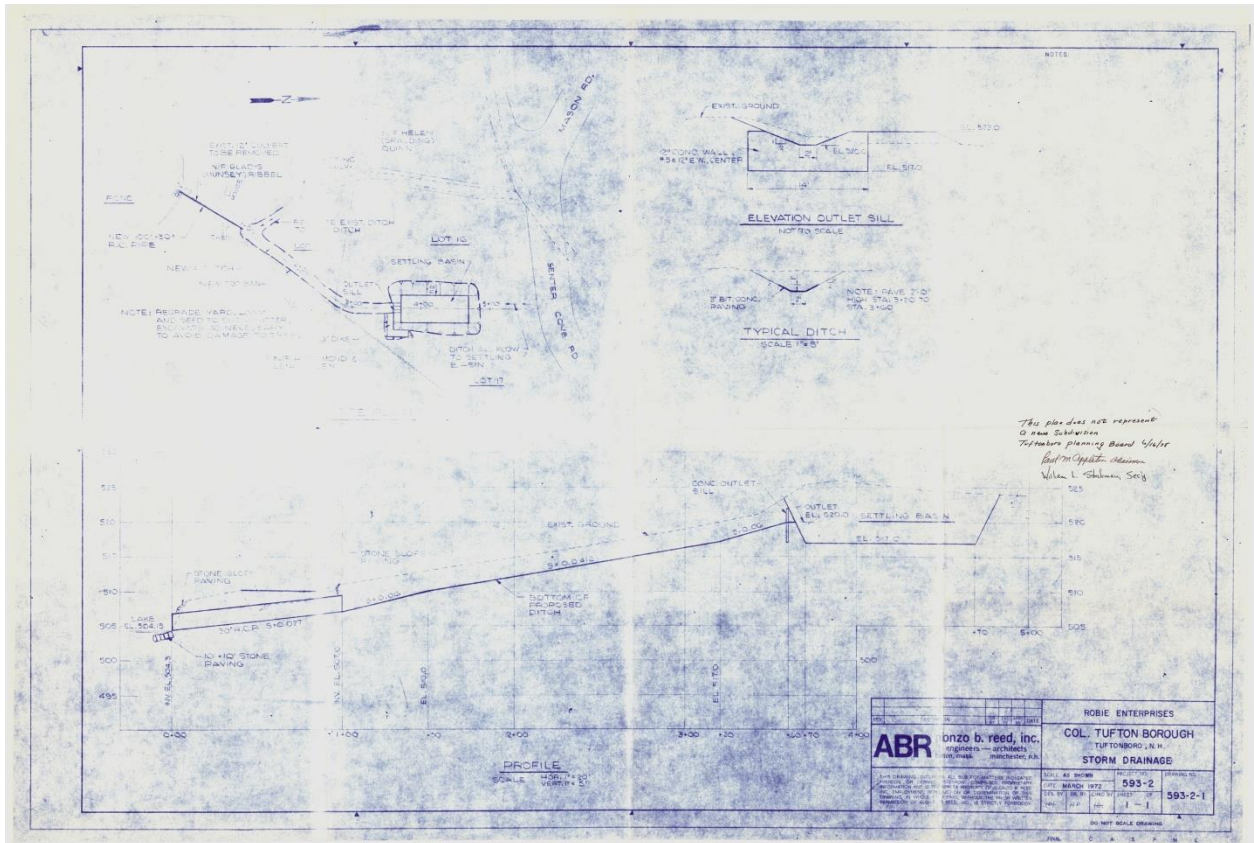


LAKE WINNEPESAUKEE  
 WATER ELEVATION APPROVED AS SHOWN APRIL 22, 1978

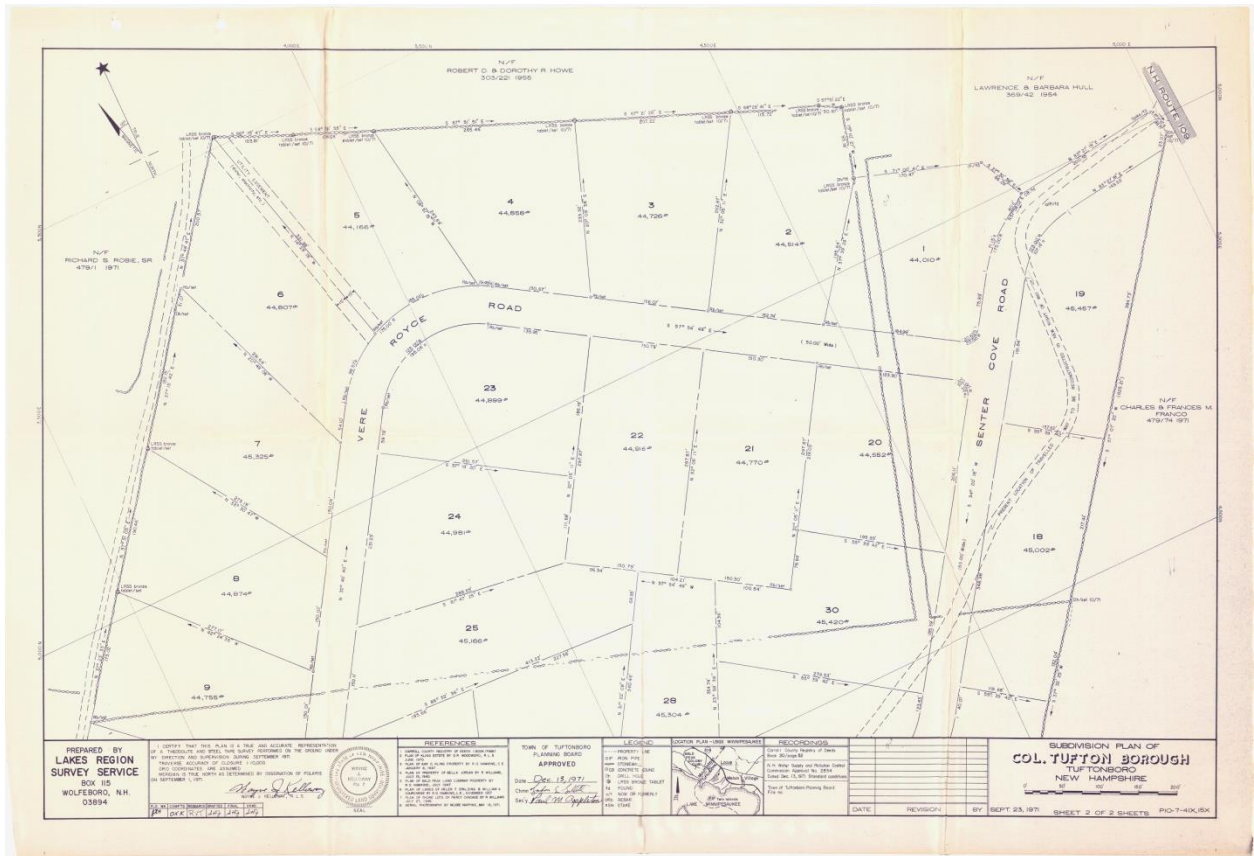
Col. Turpin Bequest  
 PLANS SHOWING BEQUEST CONDITIONS  
 EXISTING APRIL 22 1978 ON CENTER CANE RD  
 MELVIN VILLAGE, N.H.  
 EXISTING ELEVATIONS AND PROPOSED BEQUEST BY  
 BY CONTRACTOR TO: JAMES H. HARRIS  
 DATE: 1-17-80

CARROLL CO. DEEDS  
 REC'D 930  
 4-23-78  
 Recorded By: [Signature]  
 Paid: [Signature]  
 Value: [Signature]

*This plan does not show  
 a new subdivision, which  
 approval is not required by  
 the state of New Hampshire  
 Bill M. Cappe  
 William L. Steinhilber*







**Appendix B – Request for Proposal**

**REQUEST FOR PROPOSALS  
PROPOSED SCOPE OF WORK**

Col. Tufton Borough Estates  
30 lot Residential Development  
Senter Cove Rd, VereRoyce Rd, Mason Rd Tuftonboro (Melvin Village) NH  
08/19/2015

**1. Describe the service(s) being requested of the Contractor.**

Contractor needs to have expertise in civil engineering in residential development in New Hampshire.

The preference will be given to those contractors with demonstrated experience in performing evaluations and corrective plans for surface and groundwater flows and pavement management within an existing development in the Lake Winnepesaukee area New Hampshire.

**2. Purpose of the Project.**

The desired outcome is to provide drainage along the road and throughout the development in a controlled manner within the State of New Hampshire's rules and regulations. Also, the roads need to withstand the New Hampshire winters and will not have to require annual rehabilitation and patch paving.

**3. Plans for the Development**

The development was built by T. Robie Enterprise Development in 1972, approved by the Town of Tuftonboro's Planning Board and the proper registries at the Carroll County Registry of Deeds.

There are several plans for the Development. At this time we only know 4 plans:

- 1) Carroll County Book 41 Page 077 August 23 1973 " Col Tufton Borough Plan showing drainage conditions existing April 22 1972 on Senter Cove Road Melvin Village, NH, Existing elevations and proposed drainage by Sidney R. Vaughan, Pres Cheney Engineering Co 317 Chestnut Street Needham Mass ( plan shows drainage culverts at Mason and Vere Royce Rd and a retention pool and discharge on Lot 14 which were not constructed. Lot culverts and drainage settling basins were constructed )
- 2) ABR (Alonzo B. Reed Inc. Project 593-2-1 " Col Tufton Borough Storm Drainage March 1972. ( Plan shows Lot 16 Settling Basin at the intersection of Mason and Senter Cove Rd) This system was constructed.

- 3) Sheet 1 of 2 Sheets December 13, 1971 Subdivision Plan of Col. Tufton Borough Tuftonboro NH  
Lots 10 – 17 26- 30 ( lower development) Mason Rd/ Senter Cove Rd
- 4) Sheet 2 of 2 Sheets December 13, 1971 Subdivision Plan of Col. Tufton Borough Tuftonboro NH  
Lots 1 – 6 18,19 20-25 30 ( upper development) Vere Royce Rd /Senter Cove Rd

#### **4. Prior Work performed at Site.**

The developer Robbie kept a tight control over the cost of the development. The development was build very fugally. Current problems with roads and the drainage are result of these thrifty construction practices. The subsurface material under the existing paved roads has non-consistent material and large rocks which are pushed through the pavement by the winter frost. This action has caused damage to all of the pavement’s wearing surfaces.

Since the final construction of the development, lot owners have been plagued with rocks popping through the pavement, pavement failures due to lack of road crowning and ponding water on the roadways. Construction pavement depth is two inches or less along sections of roads. In adequate construction material base was not constructed during the original development.

Annual patching and large sections have been overlaid with 1” bituminous at consider costs but not long term benefit. Band-aid approach to patch the problems not to fix the problems areas.

Drainage existing along the roadway, some lot owners have not allowed water to pass under driveways and the water runs down the middle of the roads into down gradient lots.

Some lots owners have changed the natural direction of the water course within their lots diverting and unnatural amount of water to a few lots.

#### **5. Problem Areas of Concern with Drainage**

##### **Senter Cove Rd**

The Drainage along the road does not get into the road side drainage ditches. There is no flow control to buffer the flow. The collection and drainage pond at Lot 16 is functional but the effective is questionable. The developer installed the system and retainage pond with minimal margins of buffer.

Drainage from lot 1 crosses to lot 19 and leave the development to Allen Rd and Lanes End marina.

Lot 18 has a large gully at the driveway.

### **Mason Rd**

The drainage from lot 27, 28, 29 and 30 flows to the lot 16 settling basin. Drainage from lot 10, 11, 26 Vere Royce Rd flows to the uphill ditch on Mason Rd and ponds. The elevation at the corner of Mason and Vere Royce is 529.85 and at lot 27 there is a 2.5' elevation increase to 532.48 causing a ponding and upheaving of the road. The drainage culverts to lot 14 were not installed. The proposed retainage pool was also not installed. It is theorized that access agreement were not obtained by the shorefront owners.

Many years ago, In an attempt to improve the ponding along Mason Rd, the associate excavated along lots 27,28,and 29 which has caused a deeper pond during the spring and a good part of the year.

### **Vere Royce Rd**

Lot 5 and lot 6 driveways run across the road onto lot 23 uncontrolled and then to Lots 24 and 25. These driveways do not direct surface water into the roadside ditch were it could be controlled. Neither driveway has culverts under them. Other lots are in similar situations.

Side roadside drainage culverts have been cover (filled in). Surface water runs along the roadway.

Drainage from lot 1 crosses to lot 19 and leave the development to Allen Rd and Lanes End marina.

## **6. Problem Areas of Concern with Roads**

The Association owns the 50'right of way which included the 21' road and side drainage.

The development subsurface need to be investigated. The subsurface material was installed inadequately with large rocks that are frost heaved annually. In order to maintain a decent surface material, the subsurface material has to be addressed.

All of the road are flat or dipped to the middle causing freeze/ thaw action up heaving the wearing surface.

### **Mason Rd**

Need to address elevation issue to get the drainage to the settling basin at Lot 16. The intersection at Vere Royce Rd may have to be elevated to raise the slope to get over the elevation change at lot 27. Pavement or loose material on the flat part of the road may be an option to maintain a cost effective wearing surface at a reasonable cost. Installing the culvert to dump the drainage to lot 14 is not an option.

### **Vere Royce Rd**

The hill portion on Vere Royce Rd is deteriorated condition. There is no crown to direct the runoff to the side ditches and the bituminous is deteriorated.

### **Senter Cover**

The hill portion on Vere Royce Rd is deteriorated condition. There is no crown to direct the runoff to the side ditches and the bituminous is deteriorated.

**7. FUNDING SOURCE -**

The project will be funded through the 30 lot owners, annual dues and /or a special assessment .

**8. Specific Services being requested, by Task:**

Exact Tasks to be determined when the scope is more clearly defined. An example of tasks for a complete Evaluation are as follows:

Proposed Scope of Work

Task 1 - Project Management – meetings with association, safety and other management needs

Task 2 – Site Background Information Review and Evaluation – site review and survey to provide elevation base plan

Task 3 - Drainage evaluation and options for improvements

Task 4 - Roadway evaluation and options for improvements

Task 5 - Short term measures to address immediate, 1-2 yr needs

Task 6 - Long Term measures to address beyond 2 yr needs

Task 7 - Summary and Conclusions Report / Plan

Since the scope of work for each step in this project will rely on the results from the previous step, the following tasks have been structured to allow for phasing the work and incrementally funding it through the change order process.

Copies of Steve Andrew communication with Secretary to change meeting minutes:

TO ANN COUROMB  
SEL. OF COLONEL TUFTONBOROUGH  
ESTATES ASSOCIATION.

SAT MAY 28, 2016

STEVE ANDREW MADE A MOTION. — TO  
MOVE TO AMEND THE MINUTES OF  
THE SEPT 19, 2015 COLONEL TUFTONBOROUGH  
ESTATES MEETING BY STRIKING OUT  
THE FOLLOWING (WHICH IS FOUND ON  
PAGE 8 UNDER DISCUSSION)

STEVE ANDREW SUGGEST WE VOTE  
ON A, B, + C TOGETHER AND THEN  
D SEPARATELY

AND BY ADDING THE FOLLOWING

STEVE ANDREW MADE A MOTION TO  
DIVIDE THE 4 PART MOTION OF GARY  
CHEMERS TO AMEND THE BYLAWS.  
STEVE NOTED THAT BY DIVIDING THE  
PROPOSAL INTO ITS FOUR PARTS A  
PERSON COULD VOTE YES ON SECTION  
A IF YOU SUPPORT A AND NO ON  
SECTION B OR C OR D.

SEC. ANN COULD HAVE TAKEN OVER + STATED  
THE RULES COMM. MADE A DECISION THAT  
GARYS PROPOSAL COULD NOT BE DIVIDED

STEVE ASKED FOR A READING OF THE  
MINUTES OF THE RULES COMM. MEETING.

SEC. ANN SAID IT WAS ALL DONE BY E-MAIL.

STEVE ASKED IF THERE WAS A ROLL CALL OF  
WHO ATTENDED THE MEETING.

ANN SAID IT WAS ALL DONE BY E-MAIL.

STEVE - THEN SOMEONE HAD TO MAKE A  
MOTION AND A SECOND.

ANN SAID ALL DONE BY E-MAIL.

STEVE - THERE HAD TO BE A DISCUSSION  
ON THE ISSUE.

ANN - ALL DONE BY E-MAIL

STEVE - THERE HAD TO BE A ROLL CALL  
ON THE VOTING.

ANN - ALL DONE BY E-MAIL.

STEVE - THE DISCUSSION HAD TO COME UP  
WITH A REASON WHY GARYS PROPOSAL COULD  
NOT BE DIVIDED.

ANN EXPLAINED THAT GARYS MOTION WAS  
TABLED AS A WHOLE AND CAME OFF THE  
TABLE AS A WHOLE AND THEREFORE COULD  
NOT BE DIVIDED INTO 4 PARTS OF  
A, B, C, AND D. IT HAS TO BE VOTED  
ON AS ONE MOTION.

ANN ALSO EXPLAINED THAT SHE COULDN'T  
DIVIDE THE PROPOSAL BECAUSE SHE DIDN'T  
CONTACT THE LOT OWNER SHE HAS A  
PROXY FOR AND WOULDN'T KNOW HOW  
TO VOTE THEM.

Stephen Jordan