

**Stilling Woods Estates  
Homeowners Association  
Board of Directors Special Meeting  
May 10, 2007**

Board members:

*Present:* Rick Rhoads, Joanne Dettmann, Terry Howard, Paul Whittenhall, Trish Spengel

*Absent:* none

Proceedings:

-Call to Order: 7:30 p.m. by President Richard A. Rhoads at the home of Joanne Dettmann.

President's Report:

-Rhoads called a special board meeting concerning new developments regarding procedures for informing lot owners of the proposed assessment. Rhoads stated that the board has been operating under the association's covenants, as that is the only document the board currently has; and it gives the board the right to collect dues. Howard stated the board should proceed as directed during last month's meeting when the board voted to establish an assessment and approved buying insurance and hiring a landscaping company. Whittenhall stated the board should follow proper procedures in informing lot owners of proposed expenditures and assessments and should establish operating procedures for the board and future boards. Spengel stated attorney Melei has provided the board with draft bylaws and has advised the board to follow procedures for homeowners associations in notifying members of assessments and expenditures. Dettmann questioned whether the board would be operating illegally if it didn't follow the recommended procedures and recommended the board ask the attorney what the ramifications would be in that. MOTION to set up a meeting with attorney Sam Melei; seconded and passed unanimously.

-The board questioned why Spengel sent the proposed letter for members regarding the assessment to attorney Melei for review without first being directed by the board. Spengel stated she assumed any correspondence with the membership should be reviewed by an attorney to make sure proper procedures are followed so the board would not be held liable for errors and avoid possible future disputes with lot owners. It was suggested any future correspondence with the attorney be approved by the board first, if not directed prior.

Next meeting: To be determined when the board can meet with attorney. Next regular meeting: 7:30 p.m. June 25.

*Meeting adjourned at 8:10 p.m. by President Rick Rhoads  
Minutes submitted by Secretary Trish Spengel*