

**Midway Ranches Property Owners Association
Minutes-Board Meeting
November 14, 2012**

1. Meeting Called to Order

- At 6:45 P.M. President Jack Arrington called meeting to order.

2. Road Maintenance

- SDS replaced the concrete water pan at the corner of Young Hollow and Antelope rd. Along with this repair, they also repainted the water line vents to a more natural color to blend in better.
- Other repairs on Quail will be discussed at later date.

3. Water Charges

- Jack e-mailed Wigwam Water and instructed them to shut off all water to properties with past due accounts that are not caught up by December. A letter was also sent to the landowners in November.

4. Property that is owned by association

- Has been listed on Craig's List for sale and have had several inquiries, but no offers to date.

5. Lots 81/82 (currently owned by David Kyle) being acquired via tax liens

- We received notice that Marty Adams has filed for the property deeds after paying the taxes on the properties for over 3 years. Even though the board has liens on the properties, we feel it is in the best interest of the association to allow Mr. Adams to acquire the lots so we can start collecting monthly dues/fees and stop losing money each month.

6. Lawyer and Covenants

- Arlen was in touch with Steve Lebel. Steve recommends the board adopts policies and creates rules to maintain the association. As a board we need to think of what rules we need to put in place; keeping in mind that we cannot contradict our covenants. i.e. "No tampering with any utilities", "Noise must be kept to a minimum from 10pm to 8am", "No engaging in violence", etc. We can also charge fees for violating our covenants as well as our new rules.

7. Adjourn Meeting

- SDS has agreed to pay the association \$300 to access the MRPOA owned lot #93 for purposes of re-vegetation.

8. Adjourn Meeting

- Meeting adjourned at 8:30 P.M.

**Respectively Submitted
Jack Arrington**