

# HOA SOUTHERN WOODS, INC.

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## Board of Directors Minutes

April 8, 2014 @ 8:15 pm  
Good Shepherd Lutheran Church

Members Present: Doug Dear, Pat Wentworth, Troy Gallaway  
Charlie Koehn & Richard Garrett

Others Present Juliette Miller, as Secretary to the Board  
Clark Miller as outgoing President

A Quorum of members being present, the meeting was called to order at 8:15 pm, directly after the annual meeting of the home owners.

1. The Board elected their officer as follows:

Charlie Koehn	- President
Mahlin Musgrove	- Vice President
Pat Wentworth	- Treasurer
Juliette Miller	- Secretary

2. Outgoing President and Director, Clark Miller, briefed the new Board on two HOA items that he is currently involved with and will now hand over to the new Board.
  - a). Doug Walker (lot 41) had asked if it would be OK if he kept a couple of donkeys on his lot. Clark had warned Doug that if the donkeys brayed a lot it would be a problem but that he would put the matter before the Board for approval. The new Board unanimously agreed to permit Doug Walker to keep 2 donkeys on his lot.
  - b). New lot owner Philip Schultz (lot 18) has requested permission to build a storage building (with a permanent concrete foundation) on his lot before he builds his house. When 1st contacted, Clark directed Mr. Schultz to submit a plat of his proposed improvements; the plat was submitted but Mr. Schultz then began construction of the storage building without waiting for approval from the Board. Due to the resulting controversy the building has stopped and Mr. Schultz is waiting for the Board's decision.
3. The Board discussed the situation with Mr. Schultz noting that the HOA has never approved the construction of a permanent building before construction of the primary dwelling (noting that the small storage buildings on lots 15 & 40 do not have foundations

and can be moved. The Directors want to be sure that if the permanent storage building is constructed that the construction of the primary resident will be started within a year. New President, Charlie Koehn will contact Mr. Schultz and work out an agreement for a construction time line.

Juliette Miller was instructed to forward all relevant e-mails and other information regarding Mr. Schultz' request, to Charlie Koehn.

4. The Board agreed to donate \$200 to Good Shepherd Lutheran Church in appreciation for the continued use of its facilities.

The Board completed its agenda business and Charlie made a **Motion** to adjourn the meeting at 8:40 pm, the motion was seconded by Richard and was approved unanimously.

Respectfully,  
Juliette Miller  
Secretary