

Yates Meadows

Home Owners Association

Meeting Notes

8/3/2009

Board Members in Attendance:

Bettye Garmon-President

Chad Roberts-Vice President

Brenda Hayes-Secretary

Dottie Scocca-Treasurer

Visitors in Attendance:

Cecil Jenkins- Lawyer

Visitors Topics "Board" Discussion

- I. Bettye Garmon- Reviewed concerns with soccer field being put on land behind pool
 - a. Land is considered to be passive; before any construction can be done it needs to be made active.
 - b. Read letter that was sent to Board from City of Concord, concerning land.
 - c. Reviewed CCR section Article I section III.
 - d. Reviewed doing a petition to show that the community does not want to have a soccer field and send a copy to the City of Concord.
 - e. Introduced Cecil Jenkins as the lawyer that has been contacted for legal representation in this matter.

- II. Cecil Jenkins-Reviewed issues that he was aware of with Ron Overcash concerning other subdivision and unwanted fields.
 - a. Cecil recommended that we not start any legal proceedings until action has started.
 - b. Cecil also recommended that we have a petition ready to send to city of concord, when and if needed.

- III. Questions from homeowners
 - a. Homeowner asked can we do anything at this time legally, the answer was no.
 - b. A homeowner also stated that as an association maybe we could buy the lots that are available so that these lots could not be used for access to the land.
 - c. Question asked if we would have enough time to submit a petition before he can move forward, answer was yes as long as we notify the city to inform us when any action was taken to make land active.
 - d. Homeowner notified the board that the pool area has never been deeded over to the Yates Meadow Home Owners Association.
 - i. Board to investigate if this is true and if so to get land deeded over.
 - ii. Board to get with Herman Management to see why they did not know this or inform the board of this issue.

- e. Question asked if Ron Overcash tries to gain access through a lot will the land need to be zoned for this type of access. Cecil did not know the answer to this question.
- IV. Votes Put forward.
- a. All in favor to proceed to ask Cecil Jenkins to make sure that all common area is deeded over to Yates Meadow HOA.
 - i. 52 votes yes, 0 votes no
 - b. All in favor of preparing a petition to be ready to be sent to the City of Concord with Yates Meadow homeowners objection of changing land from passive to active.
 - i. 52 votes yes, 0 votes no.
 - c. All in favor to have Cecil Jenkins draft a letter to the City of Concord to let Yates Meadow HOA know when any changes are made to land.
 - i. 52 votes yes, 0 votes no.
 - d. All in favor of allowing the Board to proceed in the matter as directed tonight.
 - i. 52 votes yes, 0 voted no.
- V. Board asked for Volunteers to head up a committee to mover forward in all of these actions.
- a. Brenda Smith, Melissa Shaening, Kris Austin volunteered to head up this committee.

End of Notes.

Thank you,
Brenda Hayes
Yates Meadow Secretary