

**MARIETTA COUNTRY CLUB ESTATES, INC.**  
**BOARD MEETING MINUTES**  
**February 8, 2016**

**Board Members Present:** Tom Balkema (President), Laura Harding (Secretary), Werner Pleus (Treasurer), Kay Johnson, James Waddle, Doc Harvin, Robin Reich, Chrystal Campbell, Jean Gysin, Pam Watt

**Others Present:** Scott Carter

**I. Call to Order**

Tom Balkema called the meeting to order at 5:34 p.m.

**II. Approval of Minutes**

MOTION: Doc Harvin moved to approve the Board meeting minutes of July 27, 2015 and October 27, 2015 and the Annual meeting minutes of October 27, 2015. Jean Gysin seconded the motion.

ACTION: Passed

**III. Financial Report**

The financial report was reviewed.

**IV. Committee Reports**

**A. ASC Committee Report – (Kay Johnson, Maurine Kennedy, Nancy Stowell, Jean Reiss-alternate member)**

Kay Johnson presented the report which included:

1. Request for mid-century modern home – plan not submitted
2. Request for castle design – plan not submitted
3. 1008 Faulkner Place – house plans submitted to Roger Caldwell. Construction started in October. Completion date – June 2016.
4. 1318 Marietta Country Club Drive - house is being remodeled. Completion expected in April.
5. 1115 Hazeltine Lane - Roger Coldwell to review plans for new home.
6. 2203 Lattimore Farm Drive – spec house proposed to be built, but is not being pursued at this time
7. 1331 Marietta Country Club Drive - removed 4 trees
8. 1311 Marietta Country Club Drive - cable in front yard

**B. Welcome Committee Report (same members as ASC Committee)  
New Owners - 2016**

None to date

**C. Social Committee – (Judy Balkema, Linzy Duncan, Laura Harding)**

Christmas party was well attended. A spring wine gathering is being considered.

**V. Old Business**

**A. HOA Meeting Calendar (Proposed Dates)**

~~1st Quarter Board Meeting – February 8th~~

2nd Quarter Board Meeting – Monday, May 23<sup>rd</sup> at 5:30 p.m. Jean Gysin

3rd Quarter Board Meeting –

Annual HOA-

4th Quarter Board Meeting – After the Annual Meeting

Christmas/Holiday Party –

**VI. New Business**

**A. Board Membership**

MOTION: Werner Pleus nominated Reuel Hamilton to be a member of Board. Doc Harvin seconded the motion.

ACTION: Failed

\*\*Reuel Hamilton will be asked to join the Document Review Committee.

**B. Document Review Committee**

The committee consists of: Tom Balkema, Doc Harvin, Pam Watt, Chrystal Campbell, Jean Gysin, Werner Pleus, Kay Johnson, Reuel Hamilton

**Legal Costs Estimates**

1. **Weissman, Nowack, Curry & Wilco (\$8,500+)**  
If the Board wants a new Amended and Restated set of documents, then we charge a flat fee of \$7,000.00 for retainer clients, \$8,500 for non-retainer clients. The flat fee includes the first draft and the consent form that owners will use for voting. It is payable half upon starting the project and the remaining half upon delivery of the first draft. E-mails, calls and meeting attendance are additional.
2. **Coulter & Sierra**  
The POA and nothing else I would estimate around \$750.00 in attorneys' fees to prepare the amendment, the necessary ballot/consent and/or proxy.  
Initiation fee, POA, two or three cleans ups in the architectural and/or use restrictions would probably get them to \$1,500.00 to \$1,750.00 in attorneys' fees to prepare the amendment, ballot/consent and/or proxy.
3. **Dorough & Dorough**  
For any "update" which may involve modifying the use restrictions or architectural controls, we recommend that a POAA amendment be adopted and recorded before the substantive amendment(s) are adopted. Typically, for POAA amendments, we go through and make sure the assessment provisions, etc. are updated at that time, but if the Board is working up to another overhaul, we can skip this and just include any changes critical to the POAA in that first amendment.  
The "simple" POAA amendment will cost approximately \$750.  
Following adoption of the POAA, if they want a full Amended and Restated Declaration and Bylaws, the cost typically falls around \$8,000 - \$9,000.
4. **Moore & Reese**  
If the Association becomes a retainer client at the reduced hourly rate, a complete amended and restated set of documents for the Association would cost \$7500. This would include one draft Declaration, one Bylaws, one rewrite, one directed proxy form to be sent out to get votes before a meeting and one written ballot to be used to get a vote at the meeting. I would also help you write the notice of the meeting to all owners.  
Attendance at a meeting or more than one rewrite of the documents will be billed at the applicable rate.  
If the Association chose, instead, to just submit to the POAA, the cost to amend the Declaration and Bylaws and the directed proxy and the ballot would be \$2,250.00. That includes the one rewrite and help with the notice of the meeting.

**VII. Community Email Topics**

Reminders about proper etiquette when walking dogs and Architectural Controls guidelines.

**VIII. Adjournment**

The meeting adjourned at 7:01 p.m.