

RIDGECREST HOMEOWNERS ASSOCIATION



BOARD MEETING MINUTES for Tuesday, February 24, 2004

A. PRESIDENT BRINGS MEETING TO ORDER at 6:46pm.

Present were:

George Carr, President	
Paul Clark, VP & ACC Chairman	
Laney Clark, Secretary	
Bob Blue, Treasurer	
Bill McLaren, Board Member	
Harriet McLaren, Board Member	
Anthony Felice, Board Member	ABSENT
David Ulrich, Board Member	ABSENT
Mike Wright, Board Member	ABSENT

B. OFFICER REPORTS

President:

Some members need to leave early so the president wanted to discuss and vote on a recent violation of the covenants that was brought to his attention.

- i. Just prior to the general meeting in September 2003, Mr. & Mrs. Pence told George they had just moved into the plat and brought with them 7 cats.
 - i. George pointed out at that time that the covenants stated only 2 pets and attempted to make sure they understood they were in violation of the covenants but never had an opportunity to complete the conversation.
 - ii. The Pence's did not respond to a letter requesting they contact George for further resolution.
 - iii. In January George had another face-to-face discussion with Bob Pence and attempted to point out that no one had the authority to deviate from the covenants.
 - Bob Pence claims he got permission from president of architectural control committee to violate covenant and move in with 7 cats.
 - George's discussion with Bob Pence didn't seem to convince Bob that "no one in the association including the board of directors had the authority to authorize going against a covenant".
 - Bob Pence was very insistent that he was right, that he, Bob had "received permission through his real estate agent" and that they [Bob and his wife] had "bent over backwards to be in compliance" and also that he had "witnesses to his permission".
 - Bob Pence also stated that the person he had received permission from lived in the yellow house up the street but could not recall his name.
 - iv. Discussion followed that a letter from the board may not be appropriate since Mr. Pence did not seem to understand or respect the associations role in managing the plat and the covenants and possibly a letter from our attorney would make the point more real.
 - v. Paul Clark suggested that an attorney's correspondence would be rather harsh. This point was discussed at length and the final opinion of the board was that;
 - The Pence's moved in with the animals knowing full well that the covenant restrictions were 2 pets.

