

**Poudre Overlook Homeowners Association
Board of Directors Special Meeting Minutes
October 29, 2018**

A quorum was established. Buck called the meeting to order at 7:00 p.m. Attendee information is summarized in the table below:

Role (officer and committee chairperson positions)	Person	Present
President	Buck Hammond	yes
Vice-President	Keith Knight	no
Treasurer	Keith Knight	no
Secretary	Walker Flanary	Yes
Landscape	Gloria Jones	Yes
Architectural	Irve Denenberg	Yes
Social	Mary Ann Goyn	yes
CCRs and Bylaws	Walker Flanary	Yes
Communications	Andrew Mowery	Yes
At large	Paul Janov	no

This meeting was called for the purpose of reviewing the situation presented to the board concerning Kevin and Linda Brucker (1386 Tributary Ct.) and their installation of a non-conforming roof color without approval by the ACC.

Walker and Irve met with HOA attorney, Peter Dauster, on October 24, 2018 to discuss the above-mentioned issue, the proposed remedy, appropriate response and potential liability concerns. The substance of this consultation was relayed to the board and after considerable discussion and thoughtful deliberation, upon motion duly made and approved, it was resolved, that a violation notice would be mailed to the Brucker's in conformity with HOA policies detailing the roofing violation, the remedy therefore (roof to be replaced with a shingle color per Architectural Guidelines as approved by the ACC on or before June 1, 2019) and fines for non-compliance (\$25.00/day). It was further resolved, that the HOA attorney would be directed to file a "Notice of Covenant Violation" with the Larimer County Clerk and Recorder at the appropriate time.

There being no other business before the board, the meeting adjourned at 8:25 pm.