

On October 24, 1990 a Special Board of Trustees Meeting was held at President Bob Haedt's home. The purpose was to discuss the Re-convening of the Annual Meeting which had to be adjourned on 23 October 1990 due to lack of a quorum. The meeting was called to order at 7:35PM.

Trustees present were: Bob Haedt, Rick Hovey, Randy Arnold, Dick Mitchell, Carl Caughran, and Bonnie Adams. Absent was Roland Grandpre. Attorney, Scott Welling, was also in attendance.

The minutes of 4 October 1990 were not read and will need to be at the next meeting of the newly elected Board.

It was determined that Wallace who claims to own the home on lot 139 is not the owner of record and that Karl Speorl is. Wallace has not been an owner since he Quit Claimed the property to Award Development on 5/26/89 as recorded with the County. Therefore any further correspondence must go to the owner of record, Karl Speorl.

The Judgement is against Speorl, Wallace, and Shipper as all three caused the home to be built without approval. By statute, we automatically lien the property. The Title Co. looks at the list of Judgements. However, as per directed, Scott liened the property in the Recorder's Office. The Judgement itself does not have a legal description. He did a Writ of Execution against Speorl and Wallace and direction to go sell Lot 139. This was sent to the Recorder.

Carl had a question as to do we control how we look at a Petition to Amend. To change the By-Laws and CC&R'S, a majority vote of all the homeowners is needed, not just a majority of a quorum unless they are one in the same. 92 Votes are needed.

It was suggested that the Board attempt to get proxies. The proposed Amendments from the Rules Committee also require a majority vote of all the homeowners. In getting the proxies it should be emphasized that the Committee has attempted to clarify rules in regards to Architecture. The Proxy mailed out will be redone to include each change and give everyone a chance to vote. It was further suggested that a vote to make no further action to change the CC&R's and By-Laws be added. Motions can be made for studies but it was felt that changes to the CC&R's and By-Laws are serious and should be done only after time, thought and preparation has gone into it.

Carl Caughran made a motion that in reannouncing the meeting that a new, more detailed Proxy be mailed. Randy Arnold seconded. Passed.

Included in the Proxy should be an opportunity to vote on:

1. Election.
2. Each specific recommendation made to the Board by the Rules Committee to amend CC&R's as regards Architecture.
3. Opportunity to vote that there be no further changes to

Rick Hovey
1514 W. New
Park City, UT 84002

the CC&R's and By-Laws at this meeting.

4. Each Homeowner may elect to give his Proxy to the Board of Trustees or to another homeowner in good standing as has been done in the past.

The Announcement of the Reconvened Annual Meeting on November 20 will be mailed in conjunction with the proxy and a Newsletter from Bob. These will be mailed out Monday the 28th. Again we will attempt to hold the meeting at Parley's.

Bob Haedt removed his name from the candidates list. Rick Hovey spoke with Paul Parsonault on the 23rd and he indicated that he was reconsidering running. Bonnie Adams said that she would again ask him.

Scott Welling stated that Wallace has made a Motion of Reconsideration of Judgement. He has filed this himself without legal counsel. As one of the stipulations signed by both parties was that we had submitted to BINDING ARBITRATION, this came as a surprise. He has asked the Judge to reconsider his decision in this binding arbitration. He sites unreasonable need for Power, continued harassing and unauthorized peeping. Scott Welling unfortunately must respond to this latest development. As the Board submitted to Binding Arbitration in good faith, our response will reflect that.

The meeting was adjourned at 9:30PM.

Respectfully submitted,



Bonnie Anne Adams
Recording Secretary