

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC**

**SPECIAL BOARD OF DIRECTORS MEETING**

**Date:** May 27, 2005

**Time:** 11:30a

**Location:** Teleconference call

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1. CALL TO ORDER: 11:30a. Directors present at the meeting were Mr. Browder, Mr. Grant, Mr. Joseph, Mr. Kline, and Mr. Oppenheimer.
2. OLD BUSINESS: Appeal of ECC Decision – Sorenson (4603 Lime Stone Circle):  
The Board reviewed and discussed a revised plan of improvements that was submitted by the Sorensens on 5/17/05. Mr. Oppenheimer summarized the events to date and asked for input from the Board members. Mr. Browder indicated that he was not in favor of the proposal and suggested that if safety was an issue the Sorensens could have submitted the plan earlier. Mr. Oppenheimer noted that safety may not have been an issue when the Sorensens' home was built because there were no families with small children living near them in Lime Stone Circle. Mr. Grant noted that, since the transfer of authority from the developer to the homeowners, the Association has never allowed improvements, such as paved roadways or driveways in the common area. He also noted that previously approved improvements and maintenance agreements involving common areas were consistent with CCR restrictions to limit exclusive use by members. Mr. Grant also indicated that if safety was an issue that the owners could park on Lime Stone Circle. Mr. Kline was not in favor of the proposal and had stated so in previous email correspondence to Board members. Mr. Joseph noted several previous improvements in various parts of the common area that established important precedents for allowing the Sorensens' proposed improvements. Motion by Mr. Joseph to approve the Sorensens' proposed improvements and require the Sorensens and future owners of 4603 Lime Stone Circle to designate an area of their Lot, equal in square footage to the proposed common-area improvements, that can not be improved. There was no second to this motion. Mr. Kline moved to reject the Sorensens' request. The motion was seconded by Mr. Browder. Mr. Browder, Mr. Grant, Mr. Kline and Mr. Oppenheimer voted for the motion, and Mr. Joseph voted against it. Mr. Oppenheimer asked Mr. Grant to inform the Sorensens of the outcome.
3. ADJOURNMENT: Motion by Mr. Oppenheimer, seconded by Mr. Joseph, motion passed unanimously. Meeting adjourned at 12:11p.

Minutes submitted by the Board of Directors' Secretary, Kurt Joseph.

THESE MINUTES HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.