

From: Alan Rickertsen [mailto:rickertsencattle@hotmail.com]

Sent: Thursday, November 08, 2018 10:54 AM

Subject: Proposed motion for discussion and possible vote at next CC meeting.

I am going to put out this proposed motion (an abbreviated version). When put into a final report for the board it will have more detail. Detail will be like Bill and Yvonne submitted in the reports they offered at the last meeting. I am only going to offer an outline for discussion purposes at the meeting. We voted on the first part titled "PIPOA Complaint Process". Amy wanted a small change and Bill and I have been talking to her about that. I think the three of us are mostly happy with the change. Short version, Amy wanted the identity of the person filing the complaint to be held in the strictest confidence by the POA.

Purposed motion on the "PIPOA Complaint Process" for consideration:

A. POA member files a complaint with POA. Only POA members can file complaint through POA.

1. Member fills out a "standardized complaint form" with all info needed for POA to start a file. (ED to create a "standard" complaint form)

2. POA "Compliance Associates" open a file and research complaint to verify if it is either a POA or city violation.

3. If not a violation, POA "Compliance Associates" notify Complainant that it is not a violation and closes file.

4. If it is a city violation, POA notify city and continue to follow up with city until something happens. POA "Compliance Associates" to advise Complainant as to the status of complaint every 30 days.

5. If a POA violation, (POA violations will be determined at the discretion of the ED, according to the rules and regulations of the POA) POA "Compliance Associates" take pictures, and send "first" violation letter to "property owner". POA to deal only with property owner. Property owner to deal with renter. (ED to draft "first" violation letter, should be very polite, respectful and to the point). POA "Compliance Associates" follow up (14 days), if complaint resolved close file. Keep Complainant informed as to status.

6. If after 14 days, complaint is not resolved, POA "Compliance Associates" send "second" violation letter (return receipt requested) to property owner. (ED to draft standard "second" letter, still respectful and to the point, not so polite) "Second" violation letter should include a fine schedule. Keep complainant advised every 30 days.

7. If complaint resolved, close file and notify complainant.

8. If property owner has not addressed complaint with a POA "Compliance Associate" within 30 days, start sending notices of fines. Committee recommends fines be doubled every 30 days and continue to **increase until complaint resolved**, everytime fine amount reaches \$2,500.00 a lien should be filed on the property. All fines and liens are to be at the discretion of the ED. POA "Compliance Associates" to keep Complainant informed as to status of complaint every 30 days and complainant should be told they are welcome to check on the status at anytime.

9. When violation is resolved, close file and notify complainant.

10. When fines equal the value of the property, foreclose and split money between the members of the Compliance Committee (just a joke will not be part of motion)

I also plan to submit a second motion for committee discussion and possible vote:

Be it resolved: Compliance Committee, recommends that POA "Compliance Associates" **only work complaints submitted by POA members** on a "standard complaint form" and not drive around looking for violations. If it is not bothering the neighbors, it must not be a problem.

I will offer the above motions at the meeting on November 14, at 6:00 pm at the Schlitterbahn. A couple of members have informed me they will not be able to attend. They are welcome to give their proxy to another committee member. If the committee votes to change motions in any way, the proxies will not be honored, due to the fact we will not be able to know the wishes of the proxy giver as to the changes. If for any reason a vote on these motions and/or an amended versions does not get 4 votes to pass, we will table the motion until the next meeting to give all committee members a chance to vote.

If and when the committee agrees on something like these motions, it is my plan to incorporate them into the Board Policy Manual. For that reason, if time allows, we will discuss the Board Policy Manual as to what can be left in and what to take out. Also, Bill W. wants to make sure any parts we leave in are "legal" so as we go through it the legal people on the committee can give their opinions about that. Board Policy Manual can be found on the POA website.

It is my "never to be so humble opinion" that there is 50/50 chance board will be tied up until after the annual meeting. So, I plan to have our recommendation for the Board ready for the April 2019 Board Meeting. My plan is to have the final meeting of this Compliance Committee on the 13th, of March 2019, to put the stamp of approval on our recommendations and then on the 14th of March, 2019, I will start publicizing the recommendation for the members to see and let people know it will be given to the Board at the April meeting. New Board will then be in charge. In other words, this is November, so we will have four more meetings (after next week) to get our job done.

Thanks y'all,

Alan