

**The UAHR, INC. REGULAR MEETING OF THE
BOARD OF DIRECTORS MINUTES
December 7, 2011**

I. Establish a quorum: 6 of 10 directors needed.

Present

Josie Spencer	Scott Dunham	Larry Ransford
Jan Butsch	Pat Horton	Margo Plemone
Pete Traynor	Edie Reidel	

Guests:

Van Lewis	Mike Ritter	Errol Rowland
Bette Secord	Bill Secord	

II. Call to Order: The meeting was called to order 6:03 PM

III. Guests to address the Board

1. Mike Ritter GM of the Golf Club addressed the board regarding the Food & Beverage contract negotiations which were ongoing at the time of the meeting. He stated that Dumitris' points of negotiations for a new lease were deemed unacceptable to the GCatHR committee. Once negotiations are finalized, they hope to negotiate the transfer of the liquor license from Dumitris' to the new lessee. Final details will be provided at the next meeting.
2. Mike also touched briefly on the ongoing pursuit of request for proposal for a new irrigation system for the golf course. A lengthy question and answer period followed with all board member questions answered (within the limits of constraints required by the ongoing negotiations).

IV. Board Meeting Minutes

- A. The Board of Directors reviewed the minutes of the November 9, 2010 meeting. On a motion duly made, seconded and unanimously carried the Board of Directors approved the November 9, 2010 minutes without corrections .

V. Unfinished Business

- A. Election of Officers: On a motion duly made, seconded and unanimously carried Larry Ransford (Cobblestone Crossing) was

elected treasurer. No one has volunteered to be Secretary so the President will continue doing the minutes and agenda at the present time.

B. Request to HRMDI Treasurer Vinny Roth for transfer of any balance of funds from UAHR treasury to current UAHR board of directors was postponed by Josie until a treasurer is in place.

C. The initiative to request funds from their HOA Board for our budget was put on hold until the new treasurer has a chance to review the UAHR expenses. The cost of the paper and ink for the minutes and agendas needed, will be donated for the rest of this year.

D. On a motion duly made, seconded and unanimously carried the following temporary mission, purpose and goals were accepted as a temporary framework for our board until the by-laws are finalized.

1. Mission: We have a shared mission with the HRMD to preserve the open space, preserve property values, and safeguard our way of life.

2. Purpose: Our purpose is to be an advocate and activist group for the taxpayers/homeowners and an aid to HRMD1 by communicating to them our constituents' wishes, and the issues they deem important!

3. Goal: Our goal is to establish a strong 2-way communications channel between the homeowner/taxpayers, the HOA Boards represented by this group and the HRMD1.

VI. New Business:

A. Swimming Pool Contracts from the HOA Reps. who brought them, were given to Larry Ransford for review for potential cost savings.

B. Bylaws: A by laws committee headed up by Scott Dunham, and additional members Jan Bustch, Larry Horton and Josie Spencer was formed to draft by-laws for board approval.

VII. Adjournment: Their being no further business to come before the board the meeting was adjourned at 7:38 PM.

Board approval