

**CEDAR MESA RANCHES HOMEOWNERS
BOARD OF DIRECTORS EXECUTIVE MEETING**

August 10, 2007

Bignell Home

4:00 p.m.

Minutes

Present: Jim Bignell, Gary Brodhagen, Greg Kaylor, Greg Kemp, Nova Hankins, Lisa Liljedahl and Ruth Bignell

1. Meeting was called to order at 4:02 pm

2. Lawsuit:

A. A lawsuit in the amount of \$10,000 has been filed against the HOA Secretary, Ruth Bignell by Mr. Torin Andrews. This suit was filed in the State of Maryland with a trial date of November 7, 2007. While the lawsuit does not name Ruth Bignell as secretary of the HOA, the information provided by Mr. Andrews in the complaint is HOA business. The following is listed as a statement of particulars:

“On or about December 5, 2006, defendant Ruth Bignell sent or caused to be sent a collection demand into the State of Maryland in violation of Maryland Commercial Law Section 14-202(8) threatening to lien real property of the plaintiff knowing that no such right to lien existed. Plaintiff suffered damages including emotional distress and mental anguish. Defendant acted with willful malice.”

Mr. Andrews is referring to the packet that went out to HOA members on December 5, 2006 with the annual meeting notice, ballot and dues invoice, etc. Mr. Andrews received all information except the dues invoice. In November 2006, in a letter to the membership, it was stated that Mr. Andrews was exempt from paying dues and The Board has not pursued Mr. Andrews at any time for dues or assessments knowing he is exempt.

3. Consultation:

A. A consultation was held with a local lawyer for advice on how to proceed with this situation. The attorney advised us to retain a Maryland lawyer to handle this complaint.

4. Discussion on a course of action:

A. A discussion was held on the effect Mr. Andrews actions have had on the HOA and the subdivision. Situations of this type could discourage potential buyers of property for sale in the subdivision. We have had calls from potential buyers and realtors asking for clarification of the problems in the CMR-HOA subdivision. Many members are also bewildered by these actions and worry about the effect this has on their properties as investments.

B. As an officer of the Board, The Board voted unanimously to use the Legal fund to defend the HOA secretary. This money was set-aside for just this purpose but hoping its use would not be necessary. Motion made, 2nd and passed

Adjournment: The meeting adjourned at 4:50 pm

Respectfully submitted,

Ruth Bignell

Secretary to the Board