

**Minutes of the Hunters Glen\Hunters Cove
Executive Board Meeting, Sept 8, 2008**

The Hunters Glen Home Owners Board of Directors met Sept. 8, 2008, at 4:00 at the home of John Dellinger. Present were John Dellinger, Herb Jensen, Brenta Poole, Linda Gallagher, Chuck Gorsuch and Way Plowman.

Way discussed the meeting he and John attended with Mr. Massagee concerning the Worley property (30 W. Turkey Paw Trl.) The covenants stipulate to plat 329 and 329A. Even though the Worley property (lot 6, slide 4859) is subject to the 1998 restrictions, the covenants did not mention slide 4859 since it did not exist at the time the covenants were filed. Since the covenants do not specify a piece of land specifically, and might not ensure a favorable court decision. There is enough ambiguity that there would be an expensive and long legal effort to deal with it. It would probably cost \$15,000 and we might not even get it on the docket for a year.

We want to be in a position to deal with Mr. Worley for a compromise—perhaps two houses and a promise to agree to a rewrite of the covenants so that this would not be a precedent-setting event. Mr. Massagee is to write a letter which we can use as leverage in working with Mr. Worley toward this end.

We then need to rewrite the covenants of the Glen and the Cove so that this doesn't happen again. We will need to get the approval of all of the landowners in the Cove for the cove covenants. It may be possible to use the N.C. Planned Communities Act. John will set up a committee consisting of about four people, some from the lower Glen and some from the upper. This committee will come up with an amended set of documents and will work with a lawyer to write new covenants. It was suggested that each board member go through the current documents (two sets of covenants and the by-laws) and highlight anything that needs to be changed. John will send out a copy of the by-laws, a link to the NC Planned Communities Act and a Word file of the current covenants.

Lee still has to hydroseed the banks before the state will take over the road.

The placement of sheds on properties at 425 and 429 Hunters Glen was discussed. It was decided that we would start with an article in the newsletter. It was decided to send out a newsletter by Oct. 1st. Articles: John – Sheds and other covenant violations, President's letter (include a critter report?); Chuck – Weather.

Committees were discussed. Brenta will set up the telephone and welcome committees John will set up the architecture and safety committees. Chuck will be in charge of the Landscape committee which includes the Yard of the Month.

The meeting was adjourned at 5:35.

Respectfully submitted,

Brenta Poole, Secretary