

TANNER TRAILS

Homeowners Association

February 2nd, 2012

FYI: The position on the HOA board currently held by Melissa Bedwell is up for election this coming quarterly meeting on February 15. Melissa will not be running again. Two things need to happen to fill Melissa's spot on the board.

First we need a quorum of at least 66 lots (10%) represented. If you are unable to attend the meeting, please fill out a proxy form available from the web site under election documents and get it back to Foster Premier by mail or fax. You do not have to vote if you do not want to, you can just fill out the proxy for attendance purposes only. We just need them turned in to show that a minimum of 66 lots know there is an election.

The second thing we need is a resident willing to run for the position. As of 2/1/12 there has been no one that has notified Foster Premier that they would like to run. This is your chance to get a say in how the budget is divided and to help make decisions that benefit the subdivision as a whole.

What is involved?

The board is currently made up of 3 residents. While titles are given to each position, Foster Premier takes care of most of the logistical items. There are four quarterly meetings that the board holds. The board members then meet informally at least once a month at the availability of the three members. There is not a set date or time due to the board member's constantly changing schedules. The board discusses any pending, current, or ongoing issues at these informal meetings. The board will also review any architectural reviews that need to be gone over for approval. The Board is bound by The Covenants, Rules and Regulations, and State Laws when reviewing issues. The board is unable to just make up and enforce new rules. Any legal issues go through the HOA Attorney to make sure everything is being done properly. Foster Premiere takes care of all violation letters and written correspondence with residents. When a complaint is brought to the board's attention, the board will verify that the complaint is a legitimate complaint and then hand the violation over to Foster Premier for appropriate course of action. In the case of conflicting rules or covenants pertaining to a complaint, the board seeks the legal opinion of the attorney and proceeds based on the attorney's advice. It is not a position of power, but rather a position to help keep the subdivision consistent and a great place to live.