

ARC Report

January 7, 2012

The ARC met on December 12th to review options in finding a person or company to maintain the ARC responsibilities. We discussed the requirements that we felt were necessary:

1. Knowledge of the construction and issues associated here in the Springs.
2. Consistency in the review of architectural requests and consistency in the inspection process.
3. Quick response to requests.
4. Maintain accurate data base.

During this discussion, it was mentioned that Gene McGaughey might be interested in providing those services for the Springs for a fee. It was agreed that he should be contacted and pursue that possibility. If that did not materialize, then the committee would pursue other actions:

1. Contact other HOA's
2. Ask to ride around with Cadden or other management company to see how thorough their review is.
3. Set specific requirements of the management company.

Mike Kearns made the contact with Gene on behalf of the Committee. And after a few conversations back and forth a simple contract was given to Gene for his review. A few changes were made and with a final review from our attorney, a contract was written agreeable to both parties to be submitted to the Board for approval.

The ARC agreed unanimously that retaining Gene for one year was the best option at this time for the following reasons:

1. Gene has the knowledge of the issues here in the Springs having chaired the ARC for several years.
2. He has a vested interest in the Springs as a homeowner, whereas an outside firm is contracted to perform a job.
3. Although we do not have a firm quote from Cadden, it would appear that their cost would exceed \$15/house annually. Gene has agreed to \$10/house.
4. In the agreement, either party can terminate the contract with 30 day notice.

The ARC strongly urges the Board to agree to retaining Gene McGaughey under this one year contract.

Sandie Stone
Board Liaison to ARC

