

To: Tollgate Association Members
From: Brent Regan
Date: May 29, 1992
Re: New Board and Officers, Special Meeting, Social Event,
Options for Member Voting Consideration

Dear Neighbor:

Your new Board met Monday, May 18, 1992, and selected as officers for the coming year:

Chuck Magness	President
Louise Simpson	Vice President
Brent Regan	Secretary-Treasurer

Board Members Gary Knight and Terry Parsons will lead a variety of initiatives to address matters of concern to the Association.

Your Board resolved to address several matters concerning the common areas and the physical improvements upon them as its top priority. This action is in response to your vote at the May 13 Annual Meeting (minutes to follow) and the clarifying amendments to our bylaws proposed at that time.

The Board set Sunday, June 14, 1992 (Flag Day) as the date for the Special Meeting, at which all Members of the Association will be asked to vote for bylaw amendment preferences. This occasion will also mark the Association's Spring social event. Details concerning the social activities and meeting agenda will follow separately, but please save the date for this important gathering. The time for the Special Meeting will be 5:00 pm.

For your consideration prior to the Special Meeting:

1. The Board proposes a procedural change calling upon each Member of the Association to formally submit (ie, in writing) to the Board any matter requiring Board action to repair/replace physical property on or adjacent to the Members' properties by March 31 each year. The Board will develop a work plan and assess any Association budget implication for its report at the next Annual Meeting (which, by way of reminder, must be held by May 15 of each year.)
2. The Board reiterates the following options proposed for Association consideration prior to the Special meeting, June 14:
 - a. The bylaws of the Tollgate Association be amended to reflect the following, relative to all driveways, parking pads and walkways (from sidewalk, driveway or parking pad to residence front step - not to include front porches, stairways, landings, handrails, etc...).

- 1 i. The Association shall bear all costs for such repairs and replacements; or,
- 12 ii. The Association and individual property-owners shall divide the cost of repairs and replacements equally; or,
- 4 iii. The Association and individual property-owners shall divide the cost of repairs and replacements. That percentage of the costs for effected property (driveway, pad, walk) which lies upon common-ground, if any, shall be born by the Association; or,
- 5 iv. The Association shall bear no costs for such repairs and replacements. In this case, any underlying property which has been common property shall be deeded to the homeowner.

Note: It is the intent of the Board to retain counsel to draft amendments according to the vote of the Association and seek to limit any expansion of liability from attaching. And, funds for such repairs/replacements as the members may direct the Association to assume, be drawn from the Annual Dues levy.

b. The bylaws of the Tollgate Association be amended to reflect the following, relative to rear and side garden walls/fencing.

- 1 i. The Association shall bear all costs for repairs and replacement for such walls/fencing; or,
- 5 ii. The Association shall divide the costs of repairs and replacements of such walls/fencing equally with the effected homeowners; or,
- 5 iii. The Association shall bear the costs for repairs and replacement of only such walls/fencing as are adjacent to common grounds, including easements; or,
- 8 iv. The Association shall bear no costs for repairs for replacements of such walls/fencing. In this case, any underlying property which has been common property shall be deeded to the homeowner.

Note: It is the intent of the Board to retain counsel to draft amendments according to the vote of the Association and seek to limit any expansion of liability for the attaching. And, funds for such repairs/replacement as the members may elect the Assn to assume be drawn from the Annual Dues levy.