

**WOODEN CANOE  
BOARD OF DIRECTORS MEETING  
(HEARING FOR 530 NIGHT CHANT)  
SEPTEMBER 10, 2015**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 3:05 p.m.
2. **Affirmation of Attendance and Quorum.** Board members in attendance either in person or via conference call were Jim Hafemeister, Betsy Burton, Paul Lewis, and Charles Williams. A quorum was established.

Also in attendance was Joel Godfrey, 530 Night Chant.

Representing Mountain Managers were Judy Freese and Meghan Bahnsen (Hammersmith Management, new owners of Mountain Managers).

3. **Purpose of Meeting:** The purpose of this meeting was to conduct a hearing for 530 Night Chant (Joel Godfrey, owner) for violations to the Rules and Regulations. In accordance with the By-Laws, the owner was duly notified of the hearing by means of a certified letter dated 8/25/15.
4. **Hearing:** Mr. Godfrey has received letters regarding parking violations. He has been cited for parking on landscaped areas and for overnight street parking. He asked to see the picture that was referenced in the hearing notice letter since the picture was not attached to the letter. The picture could not immediately be located and Mr. Godfrey was asked if he was disputing the fact that he parked his Jeep on the street. He stated he wanted to verify the picture we had was actually of his Jeep. Betsy located the picture on her computer and described the vehicle complete with license number. The Jeep did in fact belong to the household. Mr. Godfrey stated the Jeep was parked in the street because he was making repairs to a raft in the garage and using a noxious smelling product. He said he does not regularly park on the street and is aware of the rules. As for parking on "landscaped" areas, he said it's more like "mud" than grass. The Rules prohibit parking of vehicles anywhere except in the garage or on the paved surface of the driveway. Mr. Godfrey acknowledged that there were 4 or 5 vehicles at the unit throughout the summer. There are now 4 since the son's vehicle is no longer there.

Charles explained that the Board would meet following the hearing and make a determination on whether fines should be assessed at this time. Mr. Godfrey will be notified of the hearing results.

Before leaving the meeting, Mr. Godfrey stated that when the walking path was extended, it encroaches on his property. There's an easement but Mr. Godfrey feels that area was exceeded. The only way to confirm encroachment will be to check the plat. The Board will ask Pat Wallace to check on this.

At this time Mr. Godfrey left the meeting and the Board discussed the violations. After deliberation, it was resolved not to assess a fine at this time. Mr. Godfrey will be notified of this decision. The letter will again remind him of the parking rules including the fact that all vehicles must be moved at least every 72 hours. All vehicles must be totally parked on paved surfaces and there is no overnight street parking. Any additional parking violations will result in immediate fines with no hearing necessary.

5. **Other Discussion:**

- A. The Board will continue to keep an eye on the Bainbridge unit to ascertain if the business being run out of the garage is still on-going. The deadline for Mr. Bainbridge to cease the business was August 22, 2015.
- B. Betsy asked Meghan when Hammersmith would have the new dedicated person on staff and it Summit County. Training is on-going and should be finished at the end of the month. The Board would like to do a walk through with the new person prior to the October 6<sup>th</sup> Board meeting.
- C. Mr. Dahman has spoken with Mr. Godfrey about planting a couple of trees on Mr. Godfrey's property in order to screen Mr. Godfrey's property from his own. The trees would be planted at Mr. Dahman's expense.

6. **Adjournment.** There being no further business, the meeting was adjourned at 3:50 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED:

Approved via email

9/21/15

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Jim Hafemeister, President

Date