

Board Meeting Minutes
April 25, 2007

Call to Order

The monthly meeting of the Board was called to order by Swede Murphy at 6:38 PM at the home of Susie Nulty. Other Board members present were Bob Jones and Charon Nelson. Shane Hardison, Mike Clark and Robert Smith of Courtney and Courtney also attended.

Approval of Prior Meeting Minutes

Bob Jones moved to approve the minutes of the March 15, 2007 meeting. Susie Nulty seconded, and the minutes were approved.

President's Report

Garage doors- uniformity is desired by the majority of homeowners. Decisions will be tabled until exterior choices are made.

The restoration committee requested an additional 15 minutes for their presentation to cover details. BOD agreed to limit presentations to 30 minutes with a 45 minute question and answer period. Independent meetings could be set up with owners wishing to have more detail.

Treasurer's Report

Bob reported the status of the finances. The tax audit was paid which creates an overage because it is paid at one time. The other overage is the snow removal from January.

Committee Reports

Architectural Control Committee

The committee approved installation of two tube lights at 22WB, installation of satellite antenna at 32 WB and 93 WB, and new awning frame/cover at 22 WB.

Landscape Committee

Pond maintenance will be addressed by the Management Company. Exploration of other options for maintenance is in process.

Maintenance of the SW parking area will be improved.

Mulch will be replaced near the north walk/street by the pond.

Maintenance Committee Report

Concrete maintenance of driveways and entry-ways was reviewed. The nine worst units are 17, 19, 18, 20, 27, 72, 74, 78, and 84. Investigation of possible solutions is in process and bids obtained.

The issue of the painted curbs was discussed and will be allowed to wear off.

Property Manager's Report

Shane will be leaving Courtney & Courtney and Robert Smith will be replacing him. Robert has a strong background in construction. We wish Shane well in his new position and look forward to working with Robert.

Old Business

The first informational meeting was reviewed and changes made for the next meeting 4/26/07. A ballot will be handed out to homeowners attending the informational meeting to obtain a straw vote on which exterior changes need to be pursued with independent bids for the official vote. A letter and ballot will be sent to owners not in attendance at the meeting who were not represented by a person with their proxy, and to any owner who did not receive a ballot at the meeting. Ballots can be handed to Courtney and Courtney representatives at the meeting or mailed in by May 9, 2007 when they will be tabulated by the management company.

New Business

Options for better customer service regarding trash removal are being explored. Dave Pope requested the minutes of January 11, 2007 be corrected as he does not have water in his basement. The BOD agreed to the correction. Membership in the Community Association Institute was renewed. This is a good political voice for communities.

Adjournment

Susie moved to adjourn the meeting, Bob seconded and the meeting was adjourned at 8:13 PM. The next meeting will be held at Sam Giamarvo's home on May 17, 2007 at 5:30PM

Respectfully submitted,

Charon Nelson