

Minutes for Board Meeting on Tuesday, September 7, 2010

Members present: Nelson Powley, Gary Taucer, Bonnie Piccolo, Karin Armstrong and Loree Shillinger. Also present: Linda Unruh, Todd Drawdy and 8 homeowners.

The meeting was called to order by president Nelson Powley at 5:30 P.M. Minutes from the previous meeting were approved as written.

Office Issues: Our expenses continue to be in line with our budget. There is still about \$37,000.00 owing in dues. The board approved two small write-offs. The final submission date for the newsletter is 9/17 with a mail date at the end of September. Account balances are Operating: \$20,757.84; ARC: \$8,144.80; F/A: \$3,814.30; MMA: \$92,270.60; 09-10 Reserve CD: \$20,000.00; and 08-09 Reserve CD: \$40,000.00. The 08-09 Reserve CD matured 9/6. A total of \$3,400.00 in late charges was posted to 125 accounts. 520 disclosure packets were mailed on 8/19. Statements with fines and assessments will be mailed this week. Taxes have been completed and mailed. The last pool monitor's final day is 9/10. "Senior Solutions" wants to place an ad in our newsletter and also rent the clubhouse at some future date for a presentation; standard costs will apply.

Loree will work with the VIP's in whatever way she can to improve communication with homeowners as to events, projects, etc. She will also explore possible events to which the entire community would be invited. Nelson suggested she take over the newsletter. Rosalie said she would prefer to keep the VIP's a separate entity.

Pool hours will now be 10:00 A.M. to 7:00 P.M. We will pay Larry to lock up at night. The pool will stay open until the weather cools. Todd will open and close the exercise room and take care of the sign-in sheet.

ARC reports only some replacement work being done. Homeowners are writing to ARC for approval on these improvements and replacements.

The VIP's are having their luau on 9/18. The dinner will be 5:00. The Marina BBQ is scheduled for October 16th; Todd and his wife will prepare tri-tip, chicken and warm potato salad. We will consider a mid-week Quagga mussel presentation, serve refreshments and invite the whole community.

Nelson has signs for the marina saying "No Public Restrooms" and "Private Property." He will also get a Quagga mussel sign for the marina.

Linda suggested we revive the Welcome Baskets for new residents and also have a Mixer.

Maintenance. Jonas has submitted estimates for the air conditioning. It has been determined the present system is too small. We will need a specific diagram of all work to be done so we can make a decision on this. Todd has completed the replacement of

part or the deck and will work on the rest of the deck after the end of the pool season. Todd will be installing the two new BBQ's at the marina. He continues his weed-eating at the marina and was complimented on his work there.

Fire Abatement. Income from fines will be noted a footnote in our budget. Only about 19% of those people cited have not yet complied. Karin will write up a policy for using monies paid in fines for clearing those lots.

Nelson suggested we use the \$5,500.00 budgeted for a second pier at the marina for air conditioning; Karin so moved, Bonnie seconded, approval was unanimous. We may also have to use the \$2,000.00 budgeted for a back up pool pump for the air conditioning.

Nelson said all items on our "hit list" on the roads have been completed. We are still waiting for the County to do the curbs on both sides of the roads. Some of the fog lines and striping is not yet done.

Homeowners Questions and Answers. The County is supposed to take care of the berms. The work on the road to the marina has been completed, but Todd may do some work on the road directly in front of the gate. It was suggested we have a Christmas Boutique.

The meeting was adjourned at 7:10 P.M.

Respectfully submitted,
Karin Armstrong, Secretary

Nelson Powley, President

Approved