

Board of Directors Meeting – Minutes for April 6, 2011

Board members present: Nelson Powley, Bonnie Piccolo, Gary Taucer and Karin Armstrong.
Also present: 11 homeowners. The meeting was called to order by president Nelson Powley at 5:35 P.M.

There were no March minutes as there was no quorum and no meeting that month.

Nelson extended our condolences to the Taucers for the death in their family.

Questions and Answers. Do we need to make an assessment of the pool umbrellas? Rosalie asked if property owners would bear the financial responsibility for the repair of the leaky water tank. Nelson will follow up on this.

ARC. Konrad Tausend has submitted plans for an extension of the deck for his property on Aqua Vista. We cannot deny his application on the basis of his outstanding Fire Abatement fines.

Lien status. The following properties were liened on May 3rd: 045-241-20, 045-193-08, 045-241-25, 045-261-09, 045-241-04, 045-273-14, 045-264-10, 045-261-19, 045-183-07, 045-281-05, 045-262-08, 045-152-16, 045-226-16, 045-225-029(later released), 045-183-14, 045-183-20, 045-172-06, 045-172-10, 045-264-07, 045-224-06, 045-226-01, 045-271-08, 045271-07, 045-173-05 (paid and released), 045-234-18, 045-224-04, 045-152-06, 045-261-07, 045-261-15, 045-183-11, 045-142-15, and 045-142-09.

Bonnie is still assessing the feasibility of filing foreclosures.

Financials. The fire abatement account: \$454.39; Operating account: \$10,027.00; CD accounts: \$61,000.00; ARC: 0. Bonnie did not have the numbers for the savings account. Nelson stated we still have to put \$40,000.00 into the reserves this year. The reserve study Gary Taucer did stands at \$320,000.00; we will have to put \$40,000.00 per year for 8 years to get to this number. Bonnie does not understand the basis of the reserve study. Dave Lewis wants to see the “law” for the reserve study, which we learned should be updated quarterly. As to the proposed dues increase of \$4.25 per month, Dave Lewis will object to it if we cannot show it is necessary. Dave Lewis also objected to the fact the budget numbers were not printed and passed out to all homeowners attending the meeting; Nelson stated this is a board meeting and that the figures are always available in the office.

There will be a preliminary budget ready by May 15th and finalized by May 30th in time for the June meeting. Linda, Bonnie and Nelson will prepare the budget.

The Social Mixer is scheduled for April 30th. Anyone wishing to bring an hors d’oeuvre is asked to submit their contribution to the Board of Directors for approval.

Fire Abatement. Bonnie would like to have the Kelseyville Fire Department logo on our FA letters; she will look into this. Bonnie, Larry and Karin will work on the FA postcard. Nelson would like to see some kind of FA signs around the community, possibly on our sign boards.

Tree cutting. The fine will be \$1000.00 for failing to get approval from ARC to cut down any tree with a more than 12 inch diameter. ARC and the BOD need to get together to finalize this. The owner of 3137 Westridge wants approval to cut down two digger pines on the property as his insurance has been cancelled because of the trees; the owner will pay the costs for the removal.

We need articles for the newsletter.

Karin asked for approval of funds for landscaping at the clubhouse; it was denied. Karin also asked for approval of funds to purchase a wireless remote security system at the marina; no decision at this time.

The meeting was adjourned at 7:25 P.M.

Respectfully submitted,
Karin Armstrong, Secretary.

_____ approval

Nelson Powley, President