



**BOARD OF DIRECTORS MEETING
MINUTES
MAY 23, 2009**

Randy Gillenwater called the meeting to order at 10:12 am: Stephanie Dayton took roll call; Randy Gillenwater, Dan Wheeler, Jim Money and Bob Sutherland were in attendance. Sue St.George was in attendance by phone and Bob Lever was excused.

1. **Announcements from Executive Session** – Randy Gillenwater announced that Don Reader has resigned from the Board. The Board is actively seeking a new Board member. The Board is in the process of hiring a new General Manager. They have five (5) interviews scheduled for the next two (2) weeks. Bob Lever has stepped down as the President of the Board. Randy Gillenwater has been selected to be the President, with Jim Money as the Vice-President. On Monday May 18, the Board met with the Associations legal counsel to get an update on the current lawsuit. Mike Wilke, the Associations Insurance legal counsel has agreed to come to the August 15 Board of Directors meeting to inform the owners of the on goings of the current lawsuits. Lastly, the Board has contracted Five Cities Security Company Incorporated to assist Code Enforcement on Fridays and Saturdays during the summer.
2. **Approval of the meeting minutes from April 2009** – Dan Wheeler motioned to approve the April 18, 2009 meeting minutes, Jim Money seconded. Motion passed 5/0.
3. **Additions to/Deletions from the Agenda** – Randy Gillenwater added to the agenda; New Business, Item 7(c)2 - Reserve expenditure for the balcony deck paint and New Business, Item 7(g) - Finance Committee Charter approval.
4. **Treasurer's Report** – Bob Sutherland read the Treasurers reports for March and April 2009 and discussed them in detail.
5. **Approval of the March and April 2009 financials** – Randy Gillenwater motioned to approve the March and April 2009 financials, Bob Sutherland seconded. Motion passed 5/0.
6. Committee Reports:

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1. **Station 34** – No Report
2. **Recreation** – Janice Gillenwater read report (see attached).
3. **Architectural Review Committee** – Debbie Sani read report (see attached).
4. **Private Marina** – Dan Wheeler read report (see attached).
5. **Finance** – Randy Feltman - The Committee is discussing and researching CD rates, to invest the Associations Reserve funds, since the Associations current bank account interest rate has gone down so low. The Finance Committee is concerned about the amount of delinquencies, foreclosures and bankruptcies and are discussing ways to plan for this kind of bad debt in the 2010 Budget.
6. **Safety** – Diane Taylor explained that the Committee has two (2) open items; the Dock Lighting, which Mike is researching and the Gate Telephone Entry System repairs, which Peggy has had scheduled to be repaired.
7. **Beautification** – John Watkins read report (see attached).
8. **Newsletter/Website** – Randy Feltman announced that the next newsletter is scheduled to be in the hands of the members by July 1st.

7. **New Business**

- a) **Approval of two (2) Authorization to Lien forms** – Jim Money motioned to place a lien on the property with APN# 012-251-042, Bob Sutherland seconded. Motion passed 5/0. Sue St.George motioned to place a lien on the property with APN# 012-251-066, Bob Sutherland seconded. Motion passed 5/0.
- b) **Roger's dock cable Conditional Use Permit Agreement request** – Bob Sutherland motioned to approve the *Conditional Use Permit Agreement* for William and Virginia Rogers, Randy Gillenwater seconded. Jim Money abstained from voting. Motion passed 4/0.
- c) **Reserve expenditure approval** – Randy Gillenwater motioned to approve the reserve expenditures for the balcony ceiling fans and balcony deck paint, Bob Sutherland seconded. Motion passed 5/0.
- d) **Architectural Guidelines' Deposit fee schedule discussion** – Jim Money asked that this item be postponed until the next meeting so that an Architectural Review Committee member can appear to explain to the Board about the changes.
- e) **Bank Authorizations** – Randy Gillenwater motioned to remove Don Reader and Annette Louder as signers on all of the Associations bank accounts, Dan Wheeler seconded. Motion passed 5/0.
- f) **Gate Telephone entry system microphone replacement** – Dan Wheeler motioned to approve the Gate Telephone entry system microphone replacement at a cost of \$891.91, Bob Sutherland seconded. Motion passed 5/0.

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- g) **Finance Committee Charter approval** – Randy Gillenwater motioned to approve the *Finance Committee Charter*, Bob Sutherland seconded. Motion passed 5/0.
- 8. Member Comments – Diane Taylor, Judy Tobias, Ken Watts and Randy Feltman had Member Comments.
- 9. The meeting adjourned at 11:55 am.

Approved at the June 20, 2009 Board of Directors meeting

Association Representative

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