



**Board of Directors Meeting  
Minutes  
February 21, 2009**

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Bob Lever called the meeting to order at 10:08 am: Stephanie Dayton took roll call; Bob Sutherland, Randy Gillenwater, Bob Lever, and Jim Money attended. Sue St. George and Don Reader were on the phone and Dan Wheeler was not in attendance.

1. **Announcements from Executive Session** – Bob Lever announced that in Executive Session the Board discussed the letter that was submitted to the Board from homeowner Robert Montgomery, and that the Board is taking it very seriously. Bob also gave a short dialogue about the proper procedures for members to request to speak at a Board meeting. He explained that if members would like to speak, a *Member Speaker Request Form* needs to be filled out and returned to him prior to speaking.
2. **Approval of the meeting minutes from November 2008 and January 2009** – Randy Gillenwater motioned to approve the revised November 2008 meeting minutes, Jim Money seconded. Motion approved 6/0. Bob Lever then motioned to approve the January 2009 meeting minutes, Randy Gillenwater seconded. Motion approved 6/0.
3. **Additions to the Agenda** – Randy Gillenwater added Kitchen Floor Request for Reserve Account Expense as Item 8(f) New Business.
4. **Treasurers Report** – Bob Sutherland explained that he does not have a Treasurers Report since the staff was not able to complete the year-end financial reports until after receiving the 2008 Audit Report.
5. Committee Reports:
  1. **Station 34** – Chris Kirk began by thanking the Recreation Committee and all of the people that came to the Fireman's Ball for another amazing event. He expressed his gratitude to Jim Money for his spirited auctioning and generous donations that helped to raise enough money for the *Stair Chair*. Chris announced that Station 34 hard-covered Las Tablas and that the State is going to be paying the station \$18,000 for their services. He lastly explained that they are

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in the process of getting a new generator in which was donated to the Fire Department.

2. **Recreation** – Janice Gillenwater read report (see attached).
  3. **Private Marina** – George Marcum announced that the 2009 Maintenance fee for the Private Marina will be \$175.00 and would be billed out in the next week to ten days. He asked that if there is going to be a purchase of a new swim dock and implementation of a swim area, that the Board discuss the placement of this with his Committee so that they can assist in working out a plan.
  4. **Finance** – Bob Sutherland announced that the Committee met this week for the first time this year, and the focus of the meeting was to go over their objectives and to discuss the Project Charter that they are hoping to begin using for this Committee. Lastly, he said that the Committee’s goal is to have a Draft Budget prepared by September for review and discussion with the Board.
  5. **Safety** – Diane Taylor stated that she would be meeting with Annette soon to re-address several items, like the swim area implementation, and the installation of cameras by the docks that had been discussed in previous Safety Committee meetings. Lastly, she has been working very closely with John Watkins, the Chair of the Beautification Committee, going over the different improvements that are of discussion at the gate and within the Community.
  6. **Newsletter/Web-site** – Randy Feltman announced that the Newsletter is at the mailing service now in hopes for a delivery to the members prior to March 1<sup>st</sup>.
  7. **Beautification** – John Watkins explained that this Committee was formed to bring a fresh perspective to the Beautification of the Community amenities. The Committee is now working on the clean up of the Gate entrance and a long-range plan for the Gate Enhancement project. The Committee will be assisting in identifying improvements that they believe should be made and who will be handling these, the staff, volunteers etc. John presented a picture of a new Sign Board that the Committee has chosen to replace the white board at the gate, which the Recreation Committee has generously voted to pay for. John asked that the Board consider paying for this sign from Association funds, or at least paying for a portion of it. The Board did not respond at this time.
6. **Manager’s Report** – Annette read the Manager’s Report (see attached).

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7. **Old Business**

- a) **Jazzercise** – Annette explained that at the last Board meeting, the Board approved the use of the Clubhouse by Tanya Freeman for Jazzercise classes, but the Board had a few concerns about the details of the use. She explained that it is her belief that all of the concerns that the Board had, have been addressed and now the Board needs to determine if they would like to charge Tanya a fee for the use of the Clubhouse and how much the fee would be, and discuss and approve the Agreement that was prepared. Jim Money motioned to approve the Jazzercise classes and charge Tanya Freeman a fee of \$25.00 per month for the use of the Clubhouse utilities, and that this fee would be re-negotiated if the staff determines that this fee is not sufficient to cover the actual cost of the use of the facilities. Bob Sutherland seconded. Motion passed 6/0. Bob Lever motioned to approve the *Agreement* for Jazzercise classes as prepared by the staff. Bob Sutherland seconded. Motion passed 6/0.
- b) **William & Virginia Rogers’ dock easement request denial** – Jim Money excused himself from this discussion, due to the Rogers’ being his friends. Bob Lever explained that although the Rogers’ submitted a letter to the Board expressing their dissatisfaction with the Board’s decision to deny their easement request, the Board is not going to be granting this easement. After a brief discussion, the staff was directed to send a letter to the Rogers’ explaining that the Board will not approve this request, that it takes a vote of the membership to grant an easement, and that he can apply for the Conditional Use Permit Agreement once it is finalized.

8. **New Business**

- a) **Authorization to Lien approvals for one (1) property** – Jim Money motioned to approve placing a lien on 379-076, Sue St.George seconded. Motion passed 6/0.
- b) **Pool vacuum and drain cover proposals** – Annette explained that in each of the Board members packets, there are proposals from two companies, Endless Summer Pool Maintenance and Carefree Pools, for the Pool Vacuum and drain covers that are required by law. Bob Lever asked what Annette’s recommendation is on which company to use for this project, and she said that Carefree Pools is her recommendation. Annette expressed some concerns regarding Carefree’s previous performance and assured the Board that if they select Carefree to do the work, Mike Colombo would be supervising the project very closely. Bob Lever motioned to accept the proposal from Carefree Pools for the

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pool vacuum and drain covers to be paid out of the Reserve Fund, Jim Money seconded. Motion passed 6/0.

- c) **Swim dock proposal approval** – Randy Gillenwater explained that he is somewhat uncomfortable approving the swim dock when it has not been determined where it would be placed. Jim Money said that when he was on the Board, the Board voted not to replace the swim dock. Diane Taylor re-iterated that this item was re-addressed because their have been concerns about people swimming unsafely in the Marina, and the Safety Committee had determined that a roped off swim area was the best compromise. After this discussion, Bob Lever postponed this item until Dan Wheeler could attend, since he is the liaison of the Safety Committee.
  - d) **West side Marina log boom repair or replacement discussion** – Annette explained that there was 300 feet of the log boom on the West side that was not replaced when the other logs were replaced and are in serious disrepair. The Board was provided with a cost comparison spreadsheet of the quotes from each company, a memo from the Maintenance Supervisor, and pictures of the logs that he feels need to be replaced, for them to discuss. After a short discussion, Jim Money motioned to approve the replacement of 300 feet of the log boom with 12 logs from Pacific Coast Research and Galvanized hardware from Ver Sales Inc., for \$8,227.27, to be paid out of Reserves. Randy Gillenwater seconded. Motion passed 5/0.
  - e) **New Bank Signer resolution approval** – Bob Lever motioned to approve Resolution 2009-1, 2009-2 and 2009-3. Bob Sutherland seconded. Motion passed 5/0.
  - f) **Kitchen Floor Replacement** – Randy Feltman provided the Board and staff with a letter from the Recreation Committee, requesting that the Board authorize the payment for the replacement of the flooring in the kitchen out of the Reserves. Randy expects at least five (5) quotes and does not expect the expense to exceed \$6,000.00. Jim Money motioned that the Board pay for the tongue and groove materials for the Clubhouse upper deck ceiling, and pay for the flooring replacement of the kitchen flooring, not to exceed \$6,000.00, out of Reserves, Randy Gillenwater seconded. Motion passed 5/0.
9. **Member Comments** – Robert Breen, Diane Taylor, Jim Rice, Ron Appoldt, and Barbara Alena had Member Comments.
10. The meeting adjourned at 12:58 pm.

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Approved at the February 21, 2009 meeting

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Secretary or Authorized Representative

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