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BOARD OF DIRECTORS MEETING  
OPEN SESSION  
**MINUTES**  
SATURDAY MARCH 19, 2011  
CLUBHOUSE

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**DIRECTORS PRESENT**

Remy Frank  
Sue St. George  
Chuck Lipscomb  
Randy Gillenwater  
Barry Steinhardt

**DIRECTORS ABSENT**

Jennifer Divine  
Bob Sutherland

**1. CALL TO ORDER**

President, Randy Gillenwater called the meeting to order at 10:10 am.

**2. EXECUTIVE SUMMARY**

The following may be discussed in Executive Session:

- a. Litigation matters
- b. Member discipline
- c. Matters relating to Managers Contract
- d. Personnel matters

**3. MEETING MINUTES APPROVAL**

**Motion:** Barry Steinhardt

**Second:** Chuck Lipscomb

**Background:** The Board approved the open session minutes for February 2011.

The motion was passed 4-0-1

**NEW BUSINESS**

**a. Clubhouse refurbishment project contracts**

**Motion:** Barry Steinhardt

**Second:** Randy Gillenwater

**Background:** The Board of Directors approved the contracts to complete the clubhouse refurbishment and will issue contracts to: Alex Ferrel Painting for \$13,675, Solarponics for the removal and replacement of existing solar panels for \$4,200, Five Star Rain



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Gutters, Inc. for installing new rain gutters for \$2,220, Mid State Roofing for the removal and replacement of the clubhouse roof for \$17,150 and Smith Construction, Inc. for \$2,150 for fascia installation at the clubhouse.

The motion was passed unanimously

**b. Clubhouse HVAC System**

**Motion:** Barry Steinhardt

**Second:** Sue St. George

**Background:** The Board of Directors approved the proposal to repair the HVAC system at the Clubhouse for a maximum of \$8,165.

The motion was passed unanimously

**c. Carry over Funds**

**Motion:** Barry Steinhardt

**Second:** Randy Gillenwater

**Background:** The Board of Directors approved putting the \$93,334.68 in carry over funds from the 2010 Budget into GL 7920-000 Contingency Funds. The Board advised management that the Board needed to approve any expenses coming out of this fund.

The motion was passed unanimously

**d. Corporation 2010 Audit and Tax Return**

**Motion:** Sue St. George

**Second:** Barry Steinhardt

**Background:** The Board of Directors approved the 2010 Audit and Tax Return as presented.

The motion was passed unanimously



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**4. ADJOURNMENT**

President, Randy Gillenwater adjourned the meeting at 12:00 pm.

APPROVED:

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Secretary

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Date