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BOARD OF DIRECTORS MEETING  
OPEN SESSION  
**MINUTES**  
SATURDAY NOVEMBER 20, 2010  
CLUBHOUSE

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**DIRECTORS PRESENT**

Jennifer Divine  
Remy Frank  
Robert Sutherland  
Barry Steinhardt  
Chuck Lipscomb  
Randy Gillenwater

**DIRECTORS ABSENT**

Sue St. George

**1. CALL TO ORDER**

President, Randy Gillenwater called the meeting to order at 10:20 am.

**2. EXECUTIVE SUMMARY**

The following may be discussed in Executive Session:

- a. Litigation matters
- b. Member discipline
- c. Matters relating to contracts with third parties
- d. Personnel matters

**3. MEETING MINUTES APPROVAL**

**Motion:** Bob Sutherland  
**Second:** Barry Steinhardt

**Background:** The Board approved the open session minutes for October, 2010.

The motion was passed unanimously

**4. APPROVAL OF FINANCIALS**

**Motion:** Jennifer Divine  
**Second:** Bob Sutherland

**Background:** The Board approved the August and September financials.

The motion was passed 5-1



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**OLD BUSINESS**

**a. Review of Community Guidelines**

**Motion:** Barry Steinhardt

**Second:** Jennifer Divine

**Background:** The Board of Directors approved the draft Community Guidelines and the mailing out to the membership.

The motion was passed unanimously

**NEW BUSINESS**

**a. Authorization to Lien**

**Motion:** Barry Steinhardt

**Second:** Remy Frank

**Background:** The Board approved to lien APN#012-253-001 and APN#012-242-003.

The motion was passed unanimously

**b. Record Retention Policy**

**Motion:** Barry Steinhardt

**Second:** Chuck Lipscomb

**Background:** The Board of Directors approved the policy as presented.

The motion was passed unanimously

**c. Reserve Expense Approval**

**Motion:** Barry Steinhardt

**Second:** Randy Gillenwater



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**Background:** The Board of Directors approved spending \$25,000 from reserves for a replacing the GMC Sierra ½ ton pickup truck with a new Kubota RTV. The Directors asked staff to first research the used marketplace first before purchasing a new Kubota.

The motion was passed unanimously

**d. 2011 Pro-forma Budget**

**Motion:** Randy Gillenwater

**Second:** Bob Sutherland

**Background:** The Board of Directors approved the draft Pro-forma Budget as present.

The motion was passed 5-1

**e. Reserve Refunds for Road Impact Fees**

**Motion:** Randy Gillenwater

**Second:** Barry Steinhardt

**Background:** The Board of Directors approved refunding the road impact fees for members John Lange and Silva Farms

The motion was passed unanimously

**ADJOURNMENT**

President, Randy Gillenwater adjourned the meeting at 12:35 pm.

APPROVED:

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Secretary

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Date