



BOARD OF DIRECTORS MEETING
OPEN SESSION
MINUTES
SATURDAY JANUARY 15, 2011
CLUBHOUSE

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Jenifer Divine

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 contracts with third parties
- d. Personnel matters

3. MEETING MINUTES APPROVAL

Motion: Randy Gillenwater

Second: Barry Steinhardt

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

The motion was passed unanimously

4. APPROVAL OF FINANCIALS

Motion: Barry Steinhardt

Second: Sue St. George

Background: The Board approved the November 2010 financials.

The motion was passed unanimously



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OLD BUSINESS

a. Review of Community Guidelines

Motion: Barry Steinhardt

Second: Chuck Lipscomb

Background: The Board of Directors approved the draft Community Guidelines.

The motion was passed unanimously

NEW BUSINESS

a. Authorization to Lien

Motion: Sue St. George

Second: Barry Steinhardt

Background: The Board approved to lien APN#012-233-032 and APN#012-261-083

The motion was passed unanimously

b. Fire Safe Focus Group Committee

Motion: Barry Steinhardt

Second: Bob Sutherland

Background: The Board of Directors approved the Committee charter and also asked management to research with legal the ability of the Association to spend money on this type of project.

The motion was passed unanimously

c. Reserve Expense Approval

Motion: Barry Steinhardt

Second: Sue St. George



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Background: The Board of Directors approved The Clubhouse roof, gutters & downspouts, repair of the rooftop solar heating and painting of the exterior of the Clubhouse are all scheduled to be completed in 2011 out of the Reserve account. The roof projects total \$27,000 and the painting project \$18,050 for a total of \$45,050.00.

The motion was passed unanimously

d. Mailbox Renovation Project

Motion: Sue St. George

Second: Barry Steinhardt

Background: The Board of Directors approved having the staff survey the owners of current mail boxes in order to determine if they still wanted or used a mailbox and how they feel about having all of the boxes standardized. There was discussion about the cost of the metal roofs vs. using asphalt shingles to save money on this project.

The motion was passed unanimously

e. ADJOURNMENT

President, Randy Gillenwater adjourned the meeting at 12:30 pm.

APPROVED:

Secretary

Date