

Minutes
Board Meeting
July 25, 2017

Call to Order: Mike Hosein called the meeting to order at 6:30pm

Attendance: The quorum was established as Ramesh Bakhru, Mike Hosein, JR Goodman, Brendan Sullivan and Ron Schade were present. Yvette Baldonado represented Community Management Specialists, Inc.

Previous Meeting Minutes: Mike made a motion to approve the meeting minutes from 3/7/17 and 6/28/17 with corrections, seconded by JR and approved 5-0.

Manager's Report: As of 6/30/17, the Association has \$327,958.57 in cash of which \$239,835.85 is comprised reserve funds. The month of June yielded \$8,127.24 in income, \$7,127.69 in expenses for a net of \$999.55. January through June has yielded \$50,471.48 in income, \$67,152.35 in expenses for a net of (\$16,680.87). Accounts Receivable as of 6/30/17 was \$7,465.61. The Board reviewed the collection report.

Business Items:

- Board discussed Board members serving on ARC. Mike made a motion to separate Board from ARC and not allow Board members to serve on ARC, seconded by JR and motion failed 2-3.
- Mike made a motion to investigate to limit that two (2) members from the same household can't serve on the Board of Directors and ARC, seconded by JR and motion failed 2-3.
- Mike made a motion to investigate that only one (1) member from a household may serve Board of Directors and must be composed of at least three (3) members who are not employees of the association or the spouse, parent, child, brother or sister of an officer, director or employee, seconded by Brendan and approved 5-0.
- Board discussed reimbursement for Board Expenses – Mike would like to have a checkbook for petty cash. Property Manager will have Mr. Davis to contact Mike to discuss.
- Board discussed fining process – Mike made a motion to develop process for fining committee, seconded by Ramesh and approved 5-0.
- Board discussed sidewalk repairs – Ramesh will walk the community and send the addresses to management that need repairs.
- Board discussed 2 pending legal issues
 - Lot 23 – Board would like for management to review and see if lot 23 & 22 are in violation of the covenants. They would like for the attorney to put this case on hold until further notice.
 - Lot 126 – Mike mentioned that it wasn't the builder's intention for all homeowners to be able to view the lake from the street as only the actual homes on the lake paid premium for their lots.

CCR:

- Lot 103 – Property is set to be auctioned 9/2/17.

- Lot 61 – Tabled until Board can take a look at the driveway.
- Lot 72 – Resend ARC application. Board would like for management to check file for prior ARC applications.
- Lot 76 – Board would like violation #2 closed as they painted the home the same color. They would like to table violation #3 until they can take a look at the property.
- Lot 111 – Board would like to send to attorney for violations 4 & 5. Mike made a motion to send to attorney, seconded by Ramesh and approved 5-0.
- Lot 120 – Board would like files closed per the sale of the home.
- Lot 17 – No action at this time.
- Lot 29 – Table until Board can look at the property.
- Lot 46 – Board would like to know if there has been any correspondence since 2/14/17.
- Lot 22 – Board would like the file checked for an approved ARC application for the fence and for management to check with the county to see if a permit was pulled.
- Board requested if CMS can provide a report with an overview of violations that can be posted so that homeowners can see that notices go out to other homeowners. This report will only include the type of violation and how many. Management will inquire.
- Board discussed violations that are reported by homeowners with photos and letters being sent. Per section 7 of CMS’s contract, “the Agent will send letters to homeowners who are not in compliance based on Manager’s own eyewitness accounts as well as eyewitness accounts of a member of the Board.” If compliance receives complaints from homeowners the violation will be forwarded to the board.

Open Forum:

- Carlos Asturrizaga gave an update on the mailboxes.
 - The cluster mailboxes aren’t owned by USPS.
 - 2 weeks prior to installation keys will be put in current mailbox. If key is not taken then when installed the installer will take the key to the post office.
 - Replacement keys will cost \$25.00.
 - During the process of installation, poles may break and have to be replaced.
 - Final #'s will be ready for next meeting.

Adjournment: With no other business to discuss a motion was made to adjourn the meeting at 9:37PM, and approved 5-0.