

INSURANCE:

Board reviewed payment options offered by Philadelphia Insurance.

- A **MOTION** was made to ratify the selection of LaBarre/Oksnee's insurance proposal to commence November 13, 2009. Motion was seconded. Motion passed unanimously.
- A **MOTION** was made to proceed with the no financing offer provided by Philadelphia Insurance; paying \$6,375 and making 8 installments. Motion was seconded. Motion passed unanimously.

SECURITY:

The Board of Directors reviewed the holiday schedule for security (Thanksgiving & Christmas).

- **ACTION TAKEN.** The Board of Directors instructed Management to notify Dictograph that there is to be NO security for Thanksgiving (24th) and Friday (25th). Resume regular schedule on Saturday (26th). Christmas: No security December 20-30th. Regular Security on the 31st. No Security on December 1st thru the 10th. Regular schedule beginning January 11th 2010.

TERMITE PROTECTION RENEWAL:

The Board of Directors reviewed renewal of termite protection program with Burns Pest Elimination.

- **ACTION TAKEN.** The Board of Directors instructed Management to get more specifics on exactly what the program will cover. (1) does it cover full building inspection both inside and out and (2) how are the termites treated. Decision tabled until next Board meeting.

ELECTRONIC SECURITY GATE :

The Board of Directors reviewed bid presented by Antech to repair the west electronic gate.

- A **MOTION** was made to accept the Antech bid to repair the west electronic gate for \$1,068.44 and to pay the 50% deposit. Discussion ensued. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

The Board of Directors reviewed the written report of Manager's action items which included an update on owner-occupied information and homeowner correspondence and update from John Chaix law firm.

ITEMS AS WARRANTED:

- A **Motion** was made to discontinue reserve contributions for November and December to commence January 2010. Motion was seconded. Motion passed unanimously.
- A **Motion** was made to deny the ARC balcony request (120) to have a desk on the balcony. Discussed ensued. Motion was seconded. Motion to deny was passed unanimously.

- A **Motion** was made to deny the request (202) to have an indoor recliner chair on the balcony; however the gas BBQ was approved as stated in the CC&R's. Motion was seconded. Motion to deny was passed unanimously

UNIFORM SIGNAGE (FOR RENT & FOR SALE):

- **ACTION TAKEN.** The Board of Directors made minor revisions to the “For Rent / Sale sign. Mr. Gatewood will request discount on price if more than 2 signs are ordered. Currently looking to purchase 3 signs and 2 colonial posts. Management will contact Realtor to get name of company who makes their signs and will forward this information to the Board members.
- Discussion on uniform “For Rent” signs was tabled for the next Board meeting.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA

- A **MOTION** was made to ratify the expenditures of \$185.35 paid by Cadden Management on behalf of the HOA in October/November, 2009. Motion was seconded. Motion passed unanimously.

TREASURER’S REPORT :

October Financials:

Operating (US Bank)	\$10,907.97
Petty cash	\$ 100.00
Reserve (US Bank)	\$64,857.70
Delinquent Fees	\$12,507.48
Prepaid Fees	\$12,522.16
Unpaid Bills	\$ -0-

A **MOTION** was made to accept the financials as presented by Cadden Community Management in the absence of the Treasurer, Mr. Bloss, for the period ending October 31, 2009. Motion was seconded. Motion passed unanimously.

NEXT MEETING DATE:

The next Board meeting to be held on Thursday, December 17, 2009 at 5:00 p.m. in the Study Lounge at Campus Walk.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 7:50 p.m. Motion was seconded. Motion passed unanimously.

Board convened to Executive Session.