

DATE: April 21, 2010
TIME: 5:00 p.m.
PLACE: Study Lounge

The Meeting was called to order to 5:00 p.m. by Board President, Jeremy Moselle.

Jeremy Moselle - President

Daniel Bloss – Treasurer

ABSENT: Cynthia Haines – Secretary

Kathleen Kinley – Member at Large

Management

Representative: Debbie Tolton

Quorum was present to conduct a lawful meeting.

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of March 29, 2010. Motion was seconded. Motion passed unanimously.

1. For next school year – would like to see the pool lock changed to the same key as the gate key.
2. Phone books – if not picked up after one (1) week will be considered trash
3. Need to order parking permits for next year
4. Security to be cancelled after the last day of school for the summer.
5. Would like to see 4 more lounges purchased by August.

ACTION: Management to get paint sample from Leslie's and see how close it comes to existing color. If close, Maintenance to power wash loose paint and paint the areas that have come off.

- A **MOTION** was made to approve the Remodel Policy. Motion was seconded. Motion passed unanimously.
- Management to wait to receive approval from Ms. Haines prior to mailing out to homeowners.

The Board of Directors reviewed the written report of Manager's action items which included:

- Misc. Correspondence; Gate update; Pool Inspection Report; Facebook Update; copy of New Law on Real Estate Signs – signed into effect April 14, 2010 and update to reserve study.

- **A MOTION** was made to purchase the gallon of paint for the doors for \$20.00 from homeowner to have on hand to “sell” to other homeowners (\$5 touch up; \$10 for entire door). Motion was seconded. Motion passed unanimously.
- **A MOTION** was made to shut off gas to BBQ by pool immediately. Motion was seconded. Motion passed unanimously.

ITEMS AS WARRANTED:

ACTION: Remaining invoices received by Roof USA to be coded under roof repair and a copy sent to John Chaix Law firm to add to settlement.

ACTION: Bid to replace chip in East Electronic keypad (Antech / Kaiser. Tabled until the next Board meeting. Management to present additional bids.

ACTION: Management to research cost variance on energy saving bulbs for exterior lighting. Will report at next meeting.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- **A MOTION** was made to ratify the expenditures of \$96.59 paid by Cadden Management on behalf of the HOA in April 2010. Motion was seconded. Motion passed unanimously.

TREASURER’S REPORT – Mr. Bloss :

March Financials:

Operating (US Bank)	\$ 9,387.08
Petty cash	\$ 100.00
Reserve (US Bank)	\$77,413.42
Delinquent Fees	\$18,801.59
Prepaid Fees	\$14,025.09
Unpaid Bills	\$ --

A MOTION was made to accept the Treasurer’s Report for the period ending March 31, 2010. Motion was seconded. Discussion ensued. Motion passed unanimously.

ACTION: Management to research equipment needed to clean/maintain pool internally as cost savings measure. City requesting 12% increase on water & sewer – Mr. Bloss recommended that the Association decrease expenses by at least that much to offset the additional expense.

NEXT MEETING DATE:

The next Board meeting will be held on Monday, May 24, 2010 at 5:00 p.m.

ADJOURNMENT:

- **A MOTION** was made to adjourn the regular business meeting at 6:55 p.m. Motion was seconded. Motion passed unanimously.

Board convened to Executive Session.