

**BOARD MEETING**

Board Members in Attendance:

Lyle Allen - President

Barry Gerth – Vice-President

Debbie Carter – Secretary

Myron Peoples – Member at Large

Kendra Gustafson from McNeil Management was also in attendance. Tyrone Johnson was not in attendance.

**Call to Order:** Meeting was called to order at 7:00 p.m.

**Verify Quorum:** A quorum was achieved.

**Verify Timely Notice:** Meeting Notice sign was posted inside community at front gate entrance at least 48 hours prior to meeting.

**Reading of Minutes:** Barry made motion to waive reading of minutes from last Board meeting on April 19, 2011. Motion was seconded by Debbie and carried unanimously to waive reading of prior Board meeting's minutes and approved as presented.

**Financial Reports:** Monthly Financial reports were presented by Kendra Gustafson from McNeil and discussed. Reports filed for audit. No report from Treasurer, Tyrone Johnson who was not in attendance.

**Delinquent Accounts:** Kendra from McNeil reviewed the delinquent accounts with the Board; for the most part everyone is current with the exception of the 1 residence in foreclosure.

**Notices Accounts:** Kendra from McNeil reviewed the notices accounts with the Board; Notices minimal, mostly trash/debris, mailbox cleanup, etc.

**Violations Reports:** Kendra from McNeil reviewed the violations reports with the Board. There was discussion in reference to a few lawns that still remain unattended to – some improvement is noted. However one lawn in particular has been an ongoing violation for quite some time. McNeil will forward to attorney for legal action.

**ARC Updates:** There are no pending ARC requests at this time.

**Unfinished Business:**

Pedestrian Gate – post plate and lock repair have been taken care of – appears to be functioning well. No new issues.

**New Business:**

Pedestrian Gate – discussion about need to change and update entry code. Barry will send out newsletter with the new code and a sign will be posted at front gate directing residents to view newsletter in order to obtain new code. Kendra will contact Karl's Lock & Key to have the code changed effective Friday, 8/5 in order that it can be done before the start of school season.

**Adjournment:**

All items on Board Meeting Agenda covered and nothing left open for discussion. Debbie made motion to adjourn and Lyle seconded. Meeting adjourned at 7:50pm.

The next Board/Budget/Annual meeting is scheduled for Tuesday, October 25, 2011 at 7:00PM at Riverview Civic Center.

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Debbie Carter