

BOARD MEETING

Board Members in Attendance:

Barry Gerth – President
Tyron Johnson – Treasurer
Debbie Carter – Secretary
Myron Peoples – Director

Doug Pinner from McNeil Management was also in attendance. Chrisje Mays was not present.

Call to Order: Meeting was called to order by Barry Gerth at 7:03 p.m.

Verify Quorum: a quorum was achieved.

Verify Timely Notice: Manager displayed affidavit of mailing as proof of proper meeting notice dated September 28, 2009 distributed at least 15 days in advance. Affidavit filed for audit. Meeting Notice sign also posted inside community at front gate entrance at least 10 days prior to meeting.

Reading of Minutes: Motion made to waive reading of minutes from last Board meeting on August 4, 2009 and last annual meeting in October, 2008. Motion was seconded and carried unanimously to waive reading of prior Board and annual meetings' minutes and approved as presented.

Financial Reports: Financial reports were presented by Doug Pinner from McNeil and discussed. Reports filed for audit. No report from Treasurer, Ty Johnson at this time.

Delinquent Accounts: Doug Pinner from McNeil reviewed the delinquent accounts with the Board; specifically 2 suggesting foreclosure affidavits to be signed – Debbie Carter made motion to sign authorization for attorney Robert Tankel to represent the HOA regarding “bad faith” mortgage foreclosures; Barry Gerth seconded, motion carried unanimously. Affidavits were signed by Secretary, Debbie Carter.

Violations Reports: Doug Pinner from McNeil reviewed the violations reports with the Board; attorney letters to be sent to specific units who have not responded to numerous notices sent by McNeil Management.

Committee Updates: Architectural Review Committee is down to 1 person, Dave Richardson - looking for volunteers to join. Exterior paint charts are located at the offices of McNeil Management.

2010 Budget/Assessment: Discussion regarding 2010 budget – Board agreed to keep dues at same amount as 2009. Barry made a motion to accept 2010 budget and assessment as presented and have dues remain at \$262/unit/quarter. Myron seconded, motion carried unanimously.

There was discussion regarding possible change in landscaping company however, 3 proposals received from McNeil Management came in significantly higher than present landscaping company, Prodigy. Board decided to keep Prodigy on into 2010 and delay making changes at this time in an effort to conserve spending and will see how things go once into 2010.

Board meeting adjourned at 7:45pm.

Debra L. Carter, Secretary