

BOARD MEETING

July 22, 2008

MEETING CALLED TO ORDER AND QUORUM. President Craig McMahan, Treasurer Tom Maloney, Member at Large Mike Castellana, representing a quorum, convened the Board of Directors at 15:05 at Barnies Coffee Shop. Rick of Communities of America, was in attendance. Member Mark Mule arrived at 3:15 pm, Cindy Cathcart, Secy., absent. Residents in attendance were Albert Alhadeff and Nancy Taylor; Justin from US Lawns.

An authorized sign was placed at the main entrance of the community and posted 48 hours in advance.

The minutes of July ** were not read or approved.

Tom Maloney, Treasurer, asked how long cable service contract was. Rick reported it was until 2015. We are billed so much per unit.

A special meeting of the board was held on July 12 to discuss earlier proposal sheets from US Lawns regarding improvements to be done. These improvements included removing the Aztecs that line the driveways, and cleaning the beds of extra foliage. The final proposal sheets from US Lawns were looked at by the Board on Tuesday. Mark made a motion to approve \$8,000 in landscaping improvements. Mike seconded. Rick, of Communities of America, asked for final approval after he looked the proposal over.

Craig asked Justin when the black hoses would be removed from around the ponds. He was told Saturday, July 26, 2008.

Tom Maloney questioned the amount of delinquencies in homeowners dues, and what procedures the HOA can take to recover past dues.

Tom reported that we are over budget on the water.

Mike made a motion: On recommendation of attorney, if a unit is over \$490 in arrears and not occupied, the HOA can cut off water and cable to that unit. Tom seconded the motion. There would be attorney and plumber fees.

The gate codes have not been re-installed as of the meeting date. Rick will look into it.

Craig thanked Mike for procuring the wood picnic table at the pool.

Craig made motion for seven buildings to have the gutters cleaned out and pressure washed. Tom seconded the motion.

Craig asked Rick if the financial review was completed. Rick will find out and email results as soon as possible.

President McMahan made motion to adjourn at 4:40. Tom seconded motion. The motion was unanimously approved.

Respectfully submitted for Approval
Nancy Taylor (for Cindy Cathcart, Secretary)