

Minutes of Board of Directors Meeting
December 16, 2008

Meeting was called to order at 7:01 p.m. In attendance were Lenore Morales, Betty Johnson, John Smith, Rick Pool, Iwan Biereichel, Debbie Feagin and Kerry Cantrell of Z&R Property Management. Sydne Ebel was absent.

MOTION was made by Iwan to keep current officers with the exception of Sydne as Treasurer, and Debbie as Secretary. Motion passed unanimously.

OPEN FORUM

Discussion was opened to members. John restated rules: 15 minutes for open forum, during board meeting members are limited to 5 minutes per member to add to discussion of items on the agenda, taping would be done at discretion of the board, meetings would be taped for controversial matters, and taped meetings are used for clarification purposes.

3305 – Requested division in rear of unit be replaced/fixed. Work should have been done in January of 2003. Discussion with board of mix-up of units being repaired, including 3301. Work was done on 3301, but not on 3305. Invoices submitted and paid for both units.

Discussion with owner of Unit 3305 was held regarding painting door and putting up screen door. Owner will put up screen door as soon as she can afford to do it. Owner stated it would be done by the end of January.

MOTION was made and passed unanimously to have divider in rear replaced/fixed.

3502 - Discussion was held regarding John's comment regarding the number of letters received from owner. Owner stated that she did not send eight letters, but sent five letters with copies of other correspondence.

BOARD MEETING

John gave President's report on issues to be dealt with: mailboxes, pet issues, contracts for management company, and rules and regulations required by SB 89.

Discussion was held to hold executive session to discuss management company contract. All members agreed to meet at John's home on Thursday, January 8, 2009 at 6:00 p.m.

Discussion was held regarding Amendments to Bylaws for decks and members only allowed on board. Iwan volunteered to go door-to-door to get signatures. At this time, a quorum for the petitions has not been reached. Iwan will give update in January.

Discussion held regarding past due homeowners fees and need to be addressed through attorneys.

Discussion held regarding dog excrement on property. Suggestion was made to hire someone to clean up and then report on areas of concern. Once areas of concern are identified, then get owners in the area involved to determine who is responsible for pets. Kerry was directed to obtain proposals for this service at next board meeting (January 20, 2009). Notice of this service will be put in February newsletter.

Discussion held about newsletter articles need to be ready at the January 20th meeting to be placed in the February newsletter.

MOTION was made by John to approve Minutes of October meeting. Iwan seconded Motion. Motion passed unanimously (Debbie abstained).

Discussion held regarding authorization to sign on behalf of Association for checking account to pay bills. Kerry will bring appropriate signature cards for Sydne to sign. Currently John and Rick can sign. All checks require two signatures.

MOTION was made by Betty Johnson to hold monthly meetings at Wendy's and annual meetings at the American Legion or church. Rick seconded the Motion. Motion passed unanimously.

MOTION was made by Lenore to approve October and November financial reports. Betty seconded the Motion. Motion passed unanimously, Debbie abstained.

Discussion was held regarding delinquent account at 3539 property. Payment plan discussed. Amount in arrears is \$5700. Payment of \$1000 up front, then current dues plus \$400 monthly. Account should be brought current within one year.

MOTION was made by Debbie to approve proposed payment plan. John seconded Motion. Motion passed unanimously.

Discussion was held regarding contract with All American Landscape. Concerns were expressed about quality and timeliness of work. Kerry was requested to obtain additional bids. Kerry will ask All American if they will continue service for two months without a contract.

MOTION was made by Betty to request All American Landscape to continue services for two months without a contract; Kerry will obtain additional bids. Debbie seconded Motion. Motion passed unanimously.

Discussion was held regarding Rules and Regulations that are required by SB 89. These documents need to be signed and filed with Clerk and Recorder of El Paso County.

MOTION was made by Betty to have John sign Policy and Procedures. Iwan seconded the Motion. Motion passed unanimously.

Discussion was held regarding recommendations made by Travelers Insurance, after its inspection. All of the items were tabled until Spring, with the exception of the roof.

MOTION was made by Iwan to obtain roof repair proposals. Lenore seconded the Motion. Motion passed unanimously.

Remaining issues on agenda were tabled for next meeting.

Meeting was adjourned at 9:15 p.m.