

Regular Session – October 24, 2012

Location: Crosswoods Meeting Room

I. Preliminary

- A. Called to order by Ms. Lake at 6:05pm
- B. Roll Call by Ms. Hauge
 - i. Directors present: Ms. Lake, Ms. Hauge, Ms. Childers, Mr. Ogden, Mr. Bain and Mr. Leach
 - ii. Not Present: Mr. Bryson
 - iii. Others Present: GM Paul Schorno and Admin. Asst. Jaz Tuala
- C. Members Forum – NONE.

Executive Session on 09-26-12: Discussed repayment of assessments and a complaint against a Board member.

II. Consent Calendar

1. For application 1538, approve the removal of the photinia in the back and transplant to another appropriate area. No replacements plants will be purchased. Labor will be assumed by the Association
2. For application 1539, recommend transplanting camellia from 6918 Navarro and plant a low growing plant such as berginia. Materials/Plants shall be charged to the Homeowner. Labor will be assumed by the Association.
3. For application 1540, authorize the replacement of the camellias with smaller plants. Homeowner shall consult the Landscape Supervisor for appropriate plant size. Materials/Plants shall be charged to the Homeowner. Labor shall be assumed by the Association.
4. As recommended by the F&I Committee, approve Contract Agreement 6133-12 from Summit Roofing to install 7" seamless fascia gutter on the eave at the backside of the home at 6929 Toluca at a cost of \$576 to be expensed from the Reserves.
5. As recommended by the F&I Committee, approve Contract Agreement 6134-12 from Summit Roofing to install 13 lineal feet of 7 inch seamless gutter onto the eave at the back of 6915 Monticello at a cost of \$427 to be expensed from the Reserves.

Motion #1: Mr. Ogden moved to approve all items on the consent calendar. Seconded by Ms. Childers and unanimously approved.

III. Approval/Acceptance of Minutes

- A. Board Meeting Minutes for Approval:
 - i. Regular Session: September 22, 2012
 1. Corrections – Spelling of 'Ms. Lake'.

Motion #2: Ms. Childers moved to approve the Regular Session Minutes from September 22, 2012 as amended. Seconded by Mr. Bain and unanimously approved.

- B. Committee Minutes for Acceptance:
 - i. Landscape Committee –09/11/12

Motion #3: Mr. Bain moved to accept the Landscape Committee minutes from September 11, 2012 as amended. Seconded by Ms. Childers and unanimously approved.

- ii. Pool Committee – 09/17/12

Motion #4: Ms. Childers moved to accept the Pool Committee minutes from September 17, 2012 a submitted. Seconded by Mr. Leach and unanimously approved.

- iii. Finance & Insurance –09/19/12

Motion #5: Mr. Ogden moved to accept the minutes from September 19, 2012 as submitted. Seconded by Mr. Leach and unanimously approved.

IV. Reports

- A. Committee Reports
 - i. Landscape Committee – Draft 10/09/12. No Comments
 - ii. Finance & Insurance – Draft 10/17/12 No Comments.

- 1. Correct Spelling of 'Ms. Hauge.'
- 2. Discussed the Sub-committee progress.
- iii. Neighborhood Watch. No discussion.
- B. Treasurer's Report
 - i. Ms. Hauge discussed the financials and reviewed the variance report as produced by GM Schorno.
 - ii. Discussed the Reserve Investment plans. The investment subcommittee will establish criteria regarding interest rates and continue researching interest earning accounts. More details will be provided at the December meeting.
 - iii. Discussed the overage of the sign program. Board initially approved startup funds of \$4,500. So far spending is over \$6,000 for the news signs.

Motion #6: Mr. Ogden moved that until an additional cost analysis is provided for Board review; establish a ceiling of \$6,500 for spending related to sign materials. Seconded by Mr. Leach and unanimously approved.

- C. Manager's Report –
 - i. The Drainage Project at Monticello Court is nearing completion and the problem appears to be rectified as no water is draining into the garage.
 - ii. The Main Pool will officially close on October 26th.
- V. Old Business
 - i. Owner Reimbursement – No additional evidence to support owner's reimbursement claim for damage to flooring was received. General Manager to draft a letter to homeowner and advise what is covered by the Association and what isn't.

VI. New Business

- A. Reserve Update - GM Schorno reports that Stan Spalding reviewed the Reserve Reports and found no objections. The summary from Browning indicates that they found no discrepancies.

Motion #7: Ms. Childers moved to approve the Browning Reserve Studies as presented by The Browning Reserve Group. Seconded by Mr. Ogden and unanimously approved.

- B. Landscape Rules and Guidelines - GM Schorno, together with the Landscape Committee reorganized the Landscape Rules and Guidelines.

Motion #8: Mr. Leach moved to approve the Landscape Rules and Guidelines as revised. Seconded by Mr. Bain and unanimously approved.

- C. Lien Recordation

Motion #9: Mr. Ogden moved to proceed with recording a lien against APN: 229-0860-015-0000. Seconded by Ms. Childers and unanimously approved.

- VII. Adjourn to Executive Session at 7:11pm.

Respectfully Submitted,

Naomi Hauge, Secretary

Date of Approval

Leslie Lake, Board President

Date of Approval