Board of Directors Regular Session Meeting October 25, 2011

I. CALL TO ORDER:

A. Vice President; Frank Hardalo called the regular session meeting to order at 6:39 p.m.

II. ROLL CALL:

A. Board members present:

Frank Hardalo

Vice President

Alex Novokolsky

Secretary

Dave Rubin

Director at Large

Board members absent:

Rodney Grabinski

President

Steve Davison

Treasurer

B. Staff present:

Kim Hand

Community Association Manager; Recording Secretary

III. MINUTES:

A. The Board *MSUA, the regular session meeting minutes from September 26, 2011.

IV. FINANCIAL:

A. The Board TABLED the financial ending September 30, 2011.

SEPTEMBER 2011	ACTUAL	FINANCIAL
Total Assets:	\$123,575.26	\$123,575.26
Income:	\$17,580.50	\$16,500.00
Operating Expenses:	\$20,054.53	\$20,054.53
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$2,279.00*	\$2,279.00*
Net Operating for the Month:	(\$2,474.03)	(\$3,554.53)
Net Operating Year to Date:	(\$23,934.18)	(\$24,599.18)

^{*} Elysian COA \sim \$2,279.00

V. DELINQUENCIES:

- A. Delinquency & Fine Matrix Report -
 - 1. The September 30, 2011 delinquency and fine matrix report was supplied for the Board to review.
 - 2. The Board *MSUA, filing a small claims case against APN# 304-061-64-16 to obtain a personal judgment.
 - 3. The Board *MSUA, filing a small claims case against APN# 304-061-49-05 to obtain a personal judgment.
 - 4. Penalty Fines Unit #11
 - > Community Association Manager; Kim Hand will obtain proposals to have the trim painted around the unit painted.

^{*}MSUA - Moved, Seconded, Unanimously Approved

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VI. LANDSCAPE:

- A. Walkthrough -
 - 1. The next walkthrough is scheduled for Thursday, November 17, 2011 at 8:30 a.m.
- B. Walkthrough Report -
 - 1. The September 15, 2011 walkthrough report was supplied for the Board to review.

VII. CORRESPONDENCE:

- A. Homeowner Correspondence -
 - 1. The Homeowner correspondence for the month was supplied for the Board to review.

VIII. NEW BUSINESS:

- A. Parking Permits -
 - ➤ Community Association Manager; Kim Hand will send a letter to unit #3 to inform the Owners that the 2010 parking permits have expired and the 2011 permits must be obtained. The Owner must submit a completed resident profile and a inspection of the garage will be verified by a Board member.
 - ➤ Community Association Manager; Kim Hand will contact unit #94 to inform the Owners that the Board will inspect the garage to verify that the Honda Odyssey will not fit in the garage.
 - ➤ Community Association Manager; Kim Hand will notify Summit Security that any vehicle using a resident parking permit in the community will not be ticketed unless notified by Curtis Management Company or the Board.
- B. Pool Heater -
 - ➤ Community Association Manager; Kim Hand will verify that the pool temperature. Pool is heated from April 1st to October 31st.

IX. UNFINISHED BUSINESS:

- A. Rules & Regulations -
 - 1. The rules and regulation revisions are on hold at this time.
- B. Exit Gate -

ADIOUDNMENT.

1. No discussion.

A. ADJOURIMENT.
A. *MSUA to adjourn the regular session meeting at 7:40 p.m.
Board Member:
Date:

^{*}MSUA - Moved, Seconded, Unanimously Approved