# Board of Directors Regular Session Meeting September 26, 2011

#### I. CALL TO ORDER:

A. Vice President; Frank Hardalo called the regular session meeting to order at 6:30 p.m.

# II. ROLL CALL:

A. Board members present:

Frank Hardalo

Vice President

Alex Novokolsky

Treasurer

Steve Davison

Secretary

Dave Rubin

Director at Large

Board members absent:

Rodney Grabinski

President

B. Staff present:

Kim Hand

Community Association Manager; Recording Secretary

## III. SHOW CAUSE:

A. Timothy McConnell - 12672-57 Carmel Country Road.

Homeowner was not present.

Community Association Manager; Kim Hand informed the Board that the trim above the front door has not been repaired.

The Board \*MSUA, applying a penalty assessment of \$50.00 to account A1-04057-3.

B. Angel Pena - 12660-77 Carmel Country Road.

Homeowner was not present.

Community Association Manager; Kim Hand informed the Board that the garage door has not been painted to match the front door.

The Board \*MSUA, applying a penalty assessment of \$50.00 to account A1-04077-2.

#### IV. MINUTES:

A. The Board \*MSUA, the regular session meeting minutes from August 24, 2011.

### V. FINANCIAL:

A. The Board \*MSUA, the financial ending August 31, 2011.

AUGUST 2011	ACTUAL	FINANCIAL
Total Assets:	\$127,822.30	\$127,822.30
Income:	\$15,790.50	\$16,500.00
Operating Expenses:	\$17,545.67	\$17,545.67
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$0.00	\$0.00
Net Operating for the Month:	(\$1,755.17)	(\$1,045.67)
Net Operating Year to Date:	(\$21,460.15)	(\$21,044.65)

<sup>\*</sup>MSUA - Moved, Seconded, Unanimously Approved

## VI. DELINQUENCIES:

- A. Delinquency & Fine Matrix Report -
  - 1. The August 31, 2011 delinquency and fine matrix report was supplied for the Board to review.
  - 2. The Board \*MSUA, sending a pay or lien letter to account A1-04063-2 (Smith).

#### VII. LANDSCAPE:

- A. Walkthrough -
  - 1. The next walkthrough is scheduled for Thursday, October 20, 2011 at 8:30 a.m.
- B. Walkthrough Report -
  - 1. The August 18, 2011 walkthrough report was supplied for the Board to review.

## **VIII. MAINTENANCE:**

- A. Work Order Report -
  - 1. The August work order report was supplied for the Board to review.

#### IX. NEW BUSINESS:

- A. Garage Sale Dates -
  - 1. The Board \*MSUA, quarterly garage sales for the community on the first Saturday in February, May, August and November each year.
  - > Community Association Manager; Kim Hand will add the garage sale information in the newsletter every month.
- B. Parking Permits -
  - Community Association Manager; Kim Hand will contact unit #49 and #80 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.

## X. UNFINISHED BUSINESS:

- A. Rules & Regulations -
  - 1. The rules and regulation revisions are on hold at this time.
- B. Exit Gate -
  - 1. No discussion.

# XI. ADJOURNMENT:

A. \*MSUA to adjourn the regular session meeting at 7:30 p.m.

Board Member:	1/Am	
Date:	18/25/2011	
Date		

<sup>\*</sup>MSUA - Moved, Seconded, Unanimously Approved \*MSCMA - Moved, Seconded, Carried by Majority Approval