# Board of Directors Regular Session Meeting Minutes August 15, 2012

# I. CALL TO ORDER:

A. Vice President; Frank Hardalo called the regular session meeting to order at 6:40 p.m. in the shared facility.

## II. ROLL CALL:

A. Board members present:

Frank Hardalo

Vice President

Steve Davison

Treasurer

Alex Novokolsky

Secretary

Dave Rubin

Director at Large

Board members absent:

Rodney Grabinski

President

B. Staff present:

Kim Hand

Community Association Manager; Recording Secretary

# III. HOMEOWNERS FORUM:

2 Homeowners present

Homeowners brought the following items to the Board's attention:

1. Insurance

### IV. MINUTES:

A. The Board \*MSUA, the regular session meeting minutes from July 18, 2012.

### V. ADMINISTRATIVE:

A. Insurance Proposals -

1. The Board \*MSUA, Berg Insurance proposal.

B. 2012 Reserve Study -

1. The Board \*MSUA, the 2012 reserve study submitted by Intraspect.

C. 2012/2013 Proposed Budget -

1. The Board \*MSUA, the 2012/2013 proposed budget submitted by Curtis Management Company.

D. Reserves Reallocation Recommendations -

1. The Board \*MSUA, the reserves reallocation recommendations submitted by Curtis Management Company.

## VI. LANDSCAPE:

A. Walkthrough Report -

- 1. The July 19, 2012 walkthrough report was supplied for the Board to review.
- B. Walkthrough Schedule -
  - 1. The next walkthrough is scheduled for Thursday, August 16, 2012 at 8:30 a.m.

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

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

<sup>\*</sup>MSUD - Moved, Seconded, and Unanimously Declined

### VII. UNFINISHED BUSINESS:

- A. Distribution of Regular Business Responsibilities.
  - 1. The Board TABLED distribution of regular business responsibilities.
- B. 300 Series Parking Permits -
  - 1. The Board MSCMA, authorizing only resident Homeowners to obtain 300 series parking permits. 2 vehicles must be in the garage and all vehicles must be registered to the unit address.
- C. Patio Stucco Wall Repairs (Guest Parking Stalls) -
  - > Community Association Manager, Kim Hand will obtain proposals.
- D. Slurry Seal -
  - > Community Association Manager; Kim Hand will obtain proposals.
- E. Resurface & Retail Pool -
  - 1. No action at this time.
- F. Skim Patch 2 Damaged Pavement Spots -
  - Community Association Manager, Kim Hand will obtain proposals.
- G. Fence & Wall Issue (Facing the Library & School) -
  - 1. Board will inspect at a later date.
- H. Tree Trimming -
  - 1. Pending proposals. No action at this time.
- I. Parking & Towing Rules -
  - 1. Board will revise and discuss at the September Board meeting.
- J. Rules & Regulations -
  - 1. No action at this time.

### VIII. ADJOURNMENT:

Board Member:

A. \*MSUA to adjourn the regular session meeting at 8:56 p.m.

Haralo

Date:				
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