Board of Directors Regular Session Meeting Minutes October 29, 2012

I. CALL TO ORDER:

A. President; Rodney Grabinski called the regular session meeting to order at 6:33 p.m. in the shared facility.

II. ROLL CALL:

A. Board members present:

Rodney Grabinski President Frank Hardalo Vice President Steve Davison Treasurer

Alex Novokolsky Secretary

Dave Rubin Director at Large

B. Staff present:

Kim Hand Community Association Manager; Recording Secretary

III. SHOW CAUSE:

A. The Board *MSUA, applying a \$50.00 penalty assessment to account number A1-02100-3 for non-compliance.

IV. MINUTES:

A. The Board *MSUA, the regular session meeting minutes from September 19, 2012.

V. FINANCIAL:

A. The Board *MSUA, the financial ending September 30, 2012.

| SEPTEMBER 2012 | ACTUAL | FINANCIAL |
|------------------------------|---------------|---------------|
| Total Assets; | \$125,132.91 | \$125,132.91 |
| Income: | \$15,420.50 | \$16,500.00 |
| Operating Expenses: | \$14,283.99 | \$14,283.99 |
| Reserve Allocation: | \$500.00 | \$500.00 |
| Reserve Expenses: | \$0.00 | \$0.00 |
| Net Operating for the Month: | \$1,136.51 | \$2,216.01 |
| Net Operating Year to Date: | (\$13,873.72) | (\$15,931.66) |

VI. MEMBER DELINQUENCY:

- A. Delinquency & Fine Matrix Report -
 - 1. The Board *MSUA, writing off the penalty assessments on APN# 304-061-64-24 as bad debt.
 - 2. The Board *MSUA, sending a letter to A1-04077-2 informing the Homeowner that the garage door window frames must be painted to match the color of the garage door no later than November 30, 2012. If the Homeowner complies the penalty assessments will be removed from the Homeowners account.
 - 3. The Board *MSUA, sending a letter to A1-01011-2 informing the Homeowner that the penalty assessments on their account must be paid.

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

^{*}MSCMA - Moved, Seconded, Carried by Majority Approval

^{*}MSUD - Moved, Seconded, and Unanimously Declined

VII. ARCHITECTURAL REQUESTS:

A. The Board *MSUA, A1-05006-4 architectural request to install a new front door and electronic brass keypad deadbolt, with the condition that the front door must be painted to match the units color scheme (garage door).

VIII. LANDSCAPE:

- A. Walkthrough Report -
 - 1. The September 19, 2012 walkthrough report was supplied for the Board to review.
- B. Walkthrough Schedule -
 - 1. The next walkthrough is scheduled for Thursday, November 15, 2012 at 8:30 a.m.

IX. CORRESPONDENCE:

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

X. UNFINISHED BUSINESS:

- A. Distribution of Regular Business Responsibilities.
 - 1. The Board TABLED distribution of regular business responsibilities.
- B. Patio Stucco Wall Repairs (Guest Parking Stalls) -
 - 1. Pending proposals. No action at this time.
- C. Skim Patch 2 Damaged Pavement Spots -
 - 1. Pending proposals. No action at this time.
- D. Fence & Wall Issue (Facing the Library & School) -
 - 1. Board will inspect at a later date.
- E. Parking & Towing Rules -
 - 1. The Board *MSUA, the parking and towing revisions for Summit Security. The Board requests Summit Securities attendance to discuss the revisions at the November 28, 2012 Board meeting.
- F. Rules & Regulations -
 - 1. No action at this time.
- G. 300 Series Permits
 - 1. The Board *MSUD, Homeowners to receive two or more 300 series parking permits.

XI. ADJOURNMENT:

A. *MSUA to adjourn the regular session meeting at 8:51 p.m.

| Board I | Member: | 12/ | The | |
|---------|---------|------|-----|--|
| Date: | 010 | 7/13 | | |

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

^{*}MSCMA - Moved, Seconded, Carried by Majority Approval

^{*}MSUD - Moved, Seconded, and Unanimously Declined