

HOA Board Meeting

2/13/08

Members Present:

Denise Daly
Larry Henson
Bill Rands
Liana Brennan
Julie Hillman

First order of Business: Board Positions

- Bill Rands declines as HOA Board President and nominates Denise Daly that was seconded by Julie Hillman.
- To fill Denise's position as secretary Liana Brennan was nominated by Denise Daly and seconded by Bill Rands.

Second order of Meeting: Management Companies

- Denise did an excellent job securing multiple bids from Management companies.
- Julie to get two other Liability insurance quotes – in an attempt to get the cost of insurance reduced to a more reasonable fee.
- A number of Management companies were not interested in taking our subdivision due to the small number of units.
- Discussed and compared bids.
- Need to establish how to bill model home for HOA fees. Ivory said that they would not participate in paying HOA fees. Board did not agree. Ivory turned subdivision over to the HOA so they must participate. May have to go to Ivory head office to address this issue.
- Need to establish cash base if we have not made a decision on a Management company within the next week. If we have not made a decision we will have to establish a way to collect fees so that we can pay the utilities.
- Need to decide how much we want the Management to do – more involvement potentially more cost.
- Wish a contract from Management Company for 5yrs at same fee plus inflation.
- Still a concern for keeping costs down.
- Fees to be due quarterly and not at the same time the secondary water bill is due.
- Bids to be finalized Tuesday 2/19/08.

- Denise to contact top two Management companies to meet with the Board for a short briefing at our next meeting.

Third order of Business: Approval for Garage redesign for Mr. Lombardi:

- Mr. Lombardi submitted a request, in writing including pictures, to enlarge his garage. Mr. Lombardi to have professional company complete the work.
- Board gave approval and Mr. Lombardi was in contact with the City to approve his changes and to insure he is compliant with all codes.
- Mr. Lombardi to submit a copy of documents from City for the changes to the HOA Board.

Next Meeting Friday February 22, 2008 at 6:00pm at Denise Daly's to meet with potential Management companies.