

BOARD OF TRUSTEES MEETING
July 17, 2013

Meeting called to order at 7 PM

List of attendees: Michael Kravitsky, Chris Village, Joseph Quinn, Cynthia Larensen, Ali Husain and Lori McMahon.

- I. **CALL TO ORDER:** 7:00 PM
- II. **APPROVAL:** Minutes of the June 19 Trustees' Meeting were approved on a 5 – 0 vote.
- III. **FINANCIAL REPORT:** June's expenses were on track, with a less than \$200 variance from Budget. The total amount of past due condo fees is now \$3.8k, down from \$4.3k in June. One legal letter has been sent to a homeowner for a balance outstanding > 90 days. No one owner owes more than \$1k.
- IV. **PROPERTY MANAGER'S REPORT:** Nothing new to report.
- V. **COMMITTEE REPORTS:** Nothing new to report.
- VI. **OLD BUSINESS:**
 - Spring walk update – Most homeowners have complied with the notices from the spring walk update and we have received good responses on the second requests, where sent.
 - The wall at the club house will be replaced within one month.
 - A letter will be sent to a homeowner for the condition of a fence that is no longer compliant with the rules set forth in the regulations handbook.
- VII. **NEW BUSINESS:**
 - Flood Insurance policies – Letters of non-renewal have been generated and are waiting for the Unit Owners involved to sign and send back. (This is the formal process of "canceling" the Flood Insurance polices that we now have in place.)
 - Unit Owner request for rear dormer – Approved on a 5-0 vote

Meeting adjourned at 8:00 PM

Next meeting will be August 21, 2013 at 7:00 p.m.