

BOARD OF TRUSTEES MEETING
October 16, 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 September 18th Trustees' Meeting were approved on a 5 – 0 vote.
- III. FINANCIAL REPORT:** September's expenses were on track and a full report will be presented at the Annual Meeting next month.
The total of outstanding (unpaid) Association dues was slightly under \$4k, down from the prior month's \$5.2k. Only one unit owner had a balance of more than \$1k and a legal letter has been sent.
- IV. PROPERTY MANAGER'S REPORT:**
No correspondence.
- V. COMMITTEE REPORTS:**
Some renovation work is required in the clubhouse kitchen area and will be started soon.
- VI. OLD BUSINESS:**
Spring walk update was reviewed.
- One unit owner's fence is in disrepair and options for repair were discussed.
 - Several houses still need painting and the deadline for compliance is between now and April 15th.
 - Additional letters will be sent out for compliance by April 15th. All work related to the spring walk must be completed by April 15th.
- Flood insurance policy – non-renewal.
- All sixteen (16) effected unit owners have now returned the Insurance Company forms so that we can ensure that no Flood Insurance is renewed.
- 2014 Budget.
- Discussed and finalized the 2014 Budget for presentation at the Annual Meeting in November (unanimous agreement).
- Retaining wall work at clubhouse.
- Project competed – the original retaining wall was leaning dangerously and was deemed by our Consulting Enginner in urgent need of complete replacement.
- VII. NEW BUSINESS:**
(Screening) trees along Tanager Road need to be planted. Work to commence shortly.
Annual Meeting logistics were discussed.

Meeting adjourned at 8:00 PM

Next meeting will be November 13, 2013 at 7:00 p.m.