

Board Meeting October 16, 2006

Board met in Executive Session on October 16, 2006 at 9:00am, Denny Beaudin, President presiding. In attendance were Don Schleuse, Secretary, Ann Archer, Treasurer, Directors John Courage, Ina Danielson, and Charley Jenkins. Vice President Jim Wilson was absent with cause.

Tess Allison from PMP was also present.

Minutes of the October 5 and 7 Board meetings were approved as read.

James Fritts from Rice Insurance, LLC brought forth a proposal previously requested from his company. This would replace our current policy written through Totem agency. The total policy cost was \$15716 which is substantially less than our current policy base price of \$21,676. Mr. Fritts was ask to include coverage for the Association truck, increase the ordnance and law coverage's and increase the coverage's on the pool building and return with a new quote. Motions by Archer 2nd by Courage to accept the new policy, with the added and increased coverage's as ask for if the quote did not exceed \$20K, motion carried.

PMP reported that all deposits are current and all vendor payments have been made. Winter office hours were discussed and a decision was made to have the office open, starting November 1st, on Tuesdays from 10-12 and the second Saturday from 10-12.

Several letters have been received by PMP concerning the condition of some lots within the Association. These issues will be addressed by the Board and by PMP with direction from the Board.

The park had been previously inspected for violations and will be reinspected before any letters are sent out asking the owners to correct their defencies.

Purchase and installation of slats in the garbage site fence will be coordinated by Director Jenkins this winter.

The exact dollar amount that is to be transferred from the Association to the Social Club was to be discussed, however Vice president Wilson was absent with cause. It appears that no funds have been transferred within the past four years as was the agreement between the Board and the Social Club.

\$9K from the general operating fund has been transferred to the capitol reserve fund.

Communications were received from Polinkus, Towner, Dittman, Edgar and Grosvenor.

A letter will be written to Telcom asking clarification of their recent rate increase and the separate line item on current invoices for state and local taxes.

Director Courage, Architectural Committee liaison, reported that Bobby Anderson had resigned and that the committee needed a replacement. The Committee is working with an owner to resolve some setback issues and fence placement.

There was no report from the Activities Committee liaison.

Treasurer Archer reported that the Budget Committee will probably be meeting throughout the year to review the budget. A quarterly financial statement will be posted.

Director Danielson reported that the Rules & regulations Committee has almost completed a review and revision of the current document. The Rules & Regs have been cross referenced with the Declaration to insure there are no conflicts. There have been numerous additions to cover areas not previously addressed. The Committee feels there are some items dealing with architectural requirements that should be removed from the Rules & Regs and should be added as an attachment. This would make it easier to make changes to the document when changes are made at the county level.

Director Jenkins reported that work on the buildings should start within the next couple of weeks. We were slow in awarding the bid and the contractor put another couple of jobs on his schedule ahead of us. Installation of an oil spill boom will be placed on the South side of the trash compactor to catch any oil that escape because of a ruptured fitting or hose. Currently there is the potential that in the event of a leak; the oil could get into the detention pond and eventually into the bay. Cost of the material retails for \$109/40 feet and we will probably be able to purchase it for \$58/40 feet. Motion by Archer, 2nd by Danielson to purchase and install the boom, motion carried.

Director Jenkins and Frank Schneider inspected the expansion joints in the concrete patio and walks surrounding the commons area. The material that was originally installed has deteriorated and is virtually non existent. There is 1260 linear feet of these joints and all need replacement material. One outside bid was for over \$5K to do the work. Cost of the material is in the \$800 - \$900 range and we can do this in house. Weather conditions have to be right, meaning dry, to do the work and it was felt that this project should be tabled until the spring.

The roofs have been treated with Moss Beware and refinishing of the vents will be started. The gutters will be cleaned and caulked in preparation for the winter season.

The Activities building interior cleaning and restoration is almost complete and should be finished this month. Work will start on the other buildings as time permits.

Business from the Secretary was the four surplus ink jet printers that are in the office and are currently not in use. No immediate or near future use for them is planned and it was suggested they be donated to a non profit organization other than the Goodwill type. Motion by Danielson, 2nd by Jenkins to donate the excess printers, motion carried. The Secretary will coordinate the donation with the Vice President who works with various non profit organizations.

Next Board meeting is scheduled for November 13, 2006 at 9:00am

An Association information meeting is scheduled for November 18, 2006 at 10: am in the Clubhouse.

Respectfully submitted,

Donald L. Schleuse
Secretary