

## **Board Meeting November 13, 2006**

Board met in Executive Session on November 13, 2006 at 9:00am, Denny Beaudin, President presiding. In attendance were Jim Wilson, Vice President, Don Schleuse, Secretary, Ann Archer, Treasurer, Directors John Courage, and Ina Danielson. Director Charley Jenkins absent with notice.

Tess Allison and Cindy Mehler from PMP were also present.

Kent Walter and Norm Dall, representing Telcom Investments were invited guests.

Motion by Archer, 2<sup>nd</sup> by Wilson to ratify the minutes of the October 16 meeting which were approved as written, via e-mail, for publication. Motion carried.

Association insurance has been transferred to Rice Insurance, LLC as discussed in the October 16 meeting. Totem has been contacted concerning a return of unearned premiums.

Vice President reported that the fire alarm sounded recently. Guardian Security was called to check out the system and found that the system is not being monitored. A question as to how this affects our insurance rates was asked. PMP will contact Rice to verify if the quoted premium was based on a monitored or un-monitored fire alarm system. The cost of maintaining a monitored system will be looked at.

An inspection of the park found 12 lots to be in violation of set standards. The information was handed to PMP who will prepare and mail letters of violation.

The soda machine located in the laundry room will be removed ASAP.

Discussions concerning a change machine to be located in the laundry room have been tabled until the spring.

There is still a problem with the exit gate closing on vehicles. This happens when a lengthy RV such as a motor home pulling an auto gets stopped by on coming traffic and the auto is still in the middle of the gate. Lengthening the open time will be investigated.

There are some concerns expressed by an owner that the computer monitoring the gate isn't working. The power supply burned out which has since been replaced and the computer is functioning normally.

The Association attorney has been requested to prepare a response to a letter received from John Towner dated October 9, 2006.

As an answer to a Board letter dated October 17, 2006 addressed to Telcom Investments, Kent Walter and Norm Dall made a presentation in which the reasons for the increased telephone and cable rates were explained. Mr. Dall explained that increased rates from Comcast and the hiring of an outside accountant to handle billing among other things resulted in the increased costs. It was noted that the current rate increase did not fully cover the actual increased costs to Telcom Investments. When ask about the separate line

item for sales tax, Mr. Dall stated that their accountant said this should be done in order to comply with proper accounting practices.

The Board feels that the current rates charged by Telcom Investments are justified.

By memo, Director Jenkins asks the Board to review the health insurance policy provided to the maintenance man. He also reminded that a performance review was due in February 2007.

Director Jenkins also suggested that the Board start looking at what is needed to bring our election process in alignment with the current RCWs in relation to mail in ballots. PMP was ask to provide information concerning other association balloting procedures and how they relate to the RCWs.

One final item from Director Jenkins is that he recommended a change of the Association fiscal year from the current January 1 through December 31 to the standard corporate year of July 1 through June 30. After discussions, the Board decided to leave the fiscal year as current. There were discussions as to changing the budget vote date and have the budget vote at the AGM, currently in June. This would eliminate separate mailings for a separate meeting held in the fall when there is little in attendance. Motion by Courage to combine the annual budget meeting with the AGM, 2<sup>nd</sup> by Wilson, motion carried. Director Danielson abstained.

Correspondence from Edgar and Moller were reviewed.

Director Courage reported that copies of county building permits for improvements to lot #45 have been received. They have also submitted an improvement form for a carport.

Vice President Wilson reported that the Activities Committee is still supporting the Wednesday morning coffee hours and the Friday night pot luck dinners. There will be Thanksgiving dinner on the 23<sup>rd</sup>; December 2<sup>nd</sup> will be the day to decorate the commons area. There will be soup and rolls after the decorating. The Christmas party is on the 9<sup>th</sup> of December, dinner will be served on the 25<sup>th</sup> and there will be a New Years Eve party.

Vice President Wilson also reported recent accomplishments and near future projects of the Buildings and Grounds Committee.

The interior logs of the activities building have been cleaned and coated with preservative. The floors have been cleaned, showers scrubbed down, and wooden counters have been sanded and varnished. Exterior log work will commence as soon as weather permits.

Furnace filters have been replaced and the furnaces will be inspected by Barron Heating during the week of November 22. Batteries have been replaced in all the thermostats

The fire and smoke alarms were inspected on November 9 and the fire extinguishers are scheduled to be inspected by November 17. Guardian Security will be looking at the system to determine the reason for the alarm sounding. They think it could be because of the heavy rains getting some wiring wet.

Speed bumps will be ordered. It appears that some owners paid for the bumps but never received them.

Moss control has been applied to all buildings in the commons area. Bids are being received for refinishing the floor in the clubhouse. Different glides are being researched for the bottoms of the tables and chairs so that the new floor will be protected.

The rough surfaces in the hot tub have been sanded and a special paint will be applied at a later date.

PMP reported that all accounts payable have been paid. A financial statement will be available by the end of the week. Owner Connie Dewick complained about charges on her account for mowing that she said wasn't done. PMP has asked for a detailed invoice from Valley View Landscaping so that a complete review of all charges for mowing can be but has yet to receive it. Owner Dewick ask that the disputed charges for mowing be dropped from her billing. The Board decided to waive the mowing charges but it was noted that Dewick is in arrears of her Association dues.

PMP also noted the EFT done by the accounting firm of Telgenhoff & Oetgen in payment of payroll taxes was in serious error. The correct amount that was to be sent to the IRS was \$137.84; however the amount sent was \$13784.00. Paperwork has been prepared for signatures of the President and Treasurer which will be sent to the IRS requesting a refund of the overpayment. Telgenhoff & Oetgen had been handling the accounting for the Association and their final commitment to the Association was the payment of the 4<sup>th</sup> quarter payroll taxes.

Director Danielson reported that the review of the Rules & Regulations has been completed. They will be referred to the Architectural Committee for their recommendations.

There will be an informational meeting on November 18<sup>th</sup> at 10:00am

Next Board meeting is scheduled for January 15, 2007.

Respectfully submitted,

Donald L. Schleuse  
Secretary