

## **Board Meeting, August 29, 2007**

Board met in Executive Session on August 29, 2007 at 9:00am, Denny Beaudin, President presiding. In attendance were Jim Wilson, Vice President, Don Schleuse, Secretary, Ann Archer, Treasurer, and Directors John Courage, Ina Danielson, and Charlie Jenkins.

PMP was represented by Cindy Rae Mehler and Joe Hawk.

### **PMP Report**

There are a few delinquencies on the rent roll. Some of these are in escrow and the dues plus late fees will be collected upon close of escrow. There is one lot in serious arrears and a letter giving the required Notice of Lien if payment is not received will be sent by PMP both Regular 1<sup>st</sup> Class Mail and Certified Mail/Return Receipt Requested.

### **Unfinished Business**

Motion to approve minutes of July 30, 2007 by Wilson, second by Courage, motion carried.

The \$7,000 CD that matured August 8 will be invested in a six month CD at Washington Mutual at a rate of 5.05% through Edward Jones.

Security camera installation is complete with computer programming being completed this week. The camera installed to view the pool area was upgraded to provide better resolution and coverage. This was done at no added cost.

The fire alarm system monitoring is in place and a priority call list has been supplied to Guardian.

### **Treasurer's Report**

As of June, 2007

Checking Account	\$25,845.73
Whidbey Reserve	\$29,700.36
Edward Jones	\$41,304.31

### **Committee Reports**

#### **Architectural**

Thirty-five Architectural Requests have been reviewed since July 7<sup>th</sup>.

#### **Activities**

There will not be any more ice cream socials for the rest of the year. Pat Harding donated \$100 to the Activities Committee. Trevor Edwards donated some coffee for the new coffee maker.

#### **Budget & Finance**

The Treasurer suggested that \$10,000 be moved from the Whidbey Reserve account to Edward Jones so they may invest in a Washington Mutual CD as was done with the

recently matured CD. Motion by Schleuse to move \$10,000 to the Jones account from Whidbey Island Bank and purchase a six month CD at best rates. Motion second by Jenkins, motion carried.

#### Grounds & Maintenance

“No trespassing, Private Property” signs have been purchased and installed along the perimeter fence. Sidewalks have been ground down in the high spots to eliminate tripping hazards. Pine beetles were found and have been treated. The flag pole area has been replanted, rocks have been placed around the building perimeters, day lilies have been removed and the beds replanted. A great deal of the general landscape maintenance has been by a group of volunteers. The leaf blower will be put in for service. Purchase of a gas powered edger is planned for next year. It was suggested that the dead end streets be looked at for general cleanup. There are some street lights out and need lighting replaced. Jenkins will investigate the rental of a boom truck to do the work in-house instead of hiring an outside contractor.

#### Rules & Regulations

A report from the Ad Hoc Committee for Review of Governing Documents was handed out for Board members to review and comment on.

#### Correspondence

As read and filed.

#### New Business

PMP winter hours of office staffing was discussed. Beginning September the on-site office staffing hours will be Tuesdays and Fridays, from 10:00 am to 1:00 pm. Property Managers from PMP will be available by phone or scheduled appointment Monday thru Friday, from 8:30 a.m. until 5:00 p.m. The PMP office is open on Saturdays, from 9:00 a.m. until 5:00 p.m.

The county will not help on the maintenance of the retention pond as it is not considered a wetlands area. Plans are being developed to rid the pond of the cattails.

Jim Wilson tendered his resignation as Vice President effective October 1, 2007, due to a pending sale of his residence.

The next Board Meeting is scheduled for Monday, October 8, 2007.

Motion to adjourn by Jenkins, second by Courage, motion carried.

Respectfully submitted,

Donald L. Schleuse  
Secretary