

Board Meeting, August 21, 2006

Board met in Executive Session on August 21, 2006 at 9:00am, Denny Beaudin, President presiding. In attendance were Jim Wilson, Vice President, Don Schleuse, Secretary, Ann Archer, Treasurer, Directors Ina Danielson, and Charley Jenkins. John Courage noted as absent.

Steve Newman from Property Management Professionals was also present.

Minutes of the August 7th Board meeting had previously been passed to the Board for reading and corrections. Being none, a motion by Jenkins, 2nd by Wilson to approve, motion carried.

There still hasn't been any communications with Comcast.

Vice President Wilson stated that the insurance review will be completed before August 31st

Inspection of the park will take place this week. Will be looking at general upkeep of lots with attention paid to overgrown shrubs on the corners where vision is impaired. The information will to be given to PMP who will notify owners to correct defensives.

No action on the fence slats, the owners are out of town. Director Jenkins said he talked to the sales people and was told that no promise of slats was made as a condition of purchase. Schleuse will still contact owners when they return to get info as to who said the slats would be installed.

The website work continues. A link to the beta version has been sent to the Board members so they can see what it does. Currently there is a section for letters to/from the Board that will be removed from the final version. There is a need for someone to supply activities calendar and newsletter info. The Declaration and By-Laws have been scanned but has not been checked for a complete, readable scan. A member of the park gave some ideas for community links that could be incorporated that would be of interest to members.

Vice President Wilson stated that at the meeting on the 19th, approximately 75% of the people raised their hand when ask if they want a defibrillator in the park. Problem is there have been no plan developed for storage of the unit and no plan to train anyone to use it. Currently no forward progress has been made in the last six months. A question as to liability came up if it is used here in the park. Wilson will contact the insurance company concerning liability issues.

PMP will be assuming payroll duties in October. Until then, the old accountant will continue to handle it for a cost of \$25.

Money transfer to the Activities Committee has not been done. The money is owed as per agreement with past boards to share rental fees.

The Rules & Regulations approved by the 2005 Board have been mailed.

Correspondence:

Code Aug 2

Hall Aug 7

Stich Aug 8

Polinkus Aug 9

Edgar Aug 9

Dewick Aug 10

Purnell Aug 11

Edgar note

Unsigned note

Committee of 8 Aug 14

Polinkus Aug 15

Towner Aug 15

Committee Reports:

Architectural, not represented. However Schleuse had talked to Ken Gunderson who said he had spent some time at the county office inquiring about the setback requirements. He will have the info at the next Committee meeting. No information available on the used park model.

Vice President Wilson advised the Board that a letter will be coming to the Board from the Activities Committee recommending changes in the club house rental agreement. There were 82 present at the New Years Party.

The Treasurer presented the first draft of the 2007 budget and specific line items were discussed. Vice President Wilson ask about a line item for snow removal being added. It was decided not to add a line item for it.

Archer also had the 2005 audit report for review and approval. After the review, Schleuse made a motion to accept the report, 2nd by Jenkins, motion carried.

A question was raised concerning the soda machine in the laundry building as to if and what the contract is. The machine doesn't appear to get much usage as some of the soda is over six months old. PMP will look into the contract issue. Director Jenkins ask if we could remove the soda machine and install a coin changer in its place. This idea will be explored.

Director Jenkins reported that he has a verbal estimate, with the written estimate to follow, to repair and treat the log structures and that bid is in the \$50-60,000 range. Two more contractors will be here next week to inspect the buildings and give bids.

No further action will be taken on the PSE energy study.

There were comments received at the Aug 19th meeting of how nice the park is looking and that the Board should consider an activity to recognize the volunteers.

We are currently running one water heater with no complaints of not having enough hot water. The shower timers have been set for a longer period of time.

Bids will be ask for to re-surface the hot tub which will probably be done this fall after the pool closes. New chemicals will be looked at as a replacement for the chlorine being currently used.

Director Jenkins recommended the purchase of a mulcher blade for the riding mower at a cost of \$77.00. This would eliminate collecting the clippings and hauling them to the dump. Director Danielson made a motion to purchase the blade, 2nd by Jenkins, motion carried.

There are items in the office area that need to be removed so that the area can be made available for the members to use. A cleanup of the area should start this week with some of the excess items being moved to the basement of the clubhouse.

There are some of the electrical distribution panels that are currently not locked. Locks will be investigated so they can be secured.

Stump killer needs to be purchased to treat the stumps of the removed trees.

Director Jenkins has received complaints about security lights installed on owner's lots shining into the windows of neighboring property and also quiet time not being observed by some owners.

Director Danielson said the Rules & Regulations Committee is working on refining the 2005 Rules & Regulations. If there are any suggestions from the Board, please submit.

PMP Report

The gate controller system is out of date, the key pad is marginal and the speaker doesn't work. The current computer being used is running Windows 98 and the gate program cannot be accessed remotely. The gate does now roll over to the PMP office so that it can be opened from there but all that is heard is a bunch of static from the speaker at the gate. When the controller box can be opened, a key board will be used to program in the missing names and phone numbers. The key to the box is currently missing.

The office phone now rolls over to the PMP office. Mr. Newman suggested talking to Telcom to see if a special rate is available to owners without phone service that would allow the use of their cell phone to open the gate.

There is currently two phone numbers, 411 and 412, coming into the office, each of which can handle three lines. These extra lines are currently not needed and should be considered for cancellation. A survey of phone numbers within the commons area was suggested.

PMP will be sending a letter requesting addresses and phone numbers, both summer and winter locations of the owners so that the mailing list can follow then as they travel. This information will be held in confidence and will not be made available to the membership. What will be available is a listing of names and lot numbers. No private information will be released without the owner's permission.

In closing remarks, President Beaudin said the pool will remain open as long as possible after the normal Labor Day shutdown. As soon as the weather breaks, the pool will be shut down.

The sound system in the clubhouse is terrible and something has to be done about it before the next meeting.

Motion to adjourn by Danielson, 2nd by Archer, motion carried
Meeting adjourned at 12:30

Next meeting 28 August, 2006 9:00am

Respectfully submitted,

Donald L. Schleuse
Secretary