



July 27, 2011

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Mr. Schelling will need to get us an updated invoice for payment.

A Motion was made to proceed with the liens on the 22 owners that have not responded or paid the amount due.

MOTION: Donn

SECOND: Drew

Motion carried 6-1, Ray dissented.

There was a request from an owner to waive the legal fees due to some circumstances. The Board could not make any exceptions and the legal fees must be paid.

We asked Mr. Schelling to provide us with an engagement agreement and costs which we did not have.

Mr. Schelling said he would provide this and attend the September meeting to discuss the progress on the actions.

TREASURER'S REPORT:

Michele stated that the CD's were cashed out and deposited into the Reserves.

Reserve Account: \$76,389

Operating account: \$84,303

Ray asked that the Reserve Fund be funded for the year in full and not monthly installments. Also that the Preserve Cleaning will come out of the Reserves.

Michele asked where the balance for the previous attorneys Roetzel and Andres was. According to the latest statement it is only \$1,280. Michele felt it should be around \$4,000 and management will look into this further.

Michele wanted the individual Reserve accounts consolidated as per the approved Pooling method that was voted and approved by the members.

A Motion was made to adjust the balance sheet so that all reserves were in one fund.

MOTION: Drew

SECOND: Michele

Motion carried.

Jim Farese asked that we make some journal entries to remove some items from the balance sheet that could not be verified or tied out. It is not a material change and will not affect our financial position, but will clean up the balance sheet.

A Motion was made to eliminate the carried forward fund balance entries from American Property Management that could not be verified or reconciled.

MOTION: Ed

SECOND: Chris

Motion carried.

Jim Farese also asked that we waive the interest payments that were added on after the collection letter was sent from the attorney since the owners were not aware of this and paid what was in the attorney's letter.

A Motion was made to waive the interest fees \$40 and under on the collection matters that were paid prior to the interest being added on.

MOTION: Chris

SECOND: Michele

Motion carried.

MANAGER'S REPORT:

Jim Farese reported that as per our last property inspection, many letters were sent out warning resident of various rule violations. We have asked the County Code Enforcement to intervene in the more egregious violations such as parked boat or RV trailers, extremely high lawns or green pools.

Jim asked for some protocol on unabated violations and fining procedures.

A Motion was made to give 5 days for owners to mow overgrown lawns or will be billed \$50 and the association will mow them.

MOTION: Ed

SECOND: Donn

Motion carried.

OL BUSINESS:

Mail Box Repairs- there is a list of pending repairs that need approval.

A Motion was made to approve the mailbox repairs totaling \$6,000.

MOTION: Michele

SECOND: Ed

Motion carried.

Tom will get us prices for lantern replacements to possibly keep on hand.

Estimates were presented for various projects. Ray said we have the money set in the budget for these items.

A Motion was made to approve the following as per Rays cost schedule:

Tree pruning

Cement sidewalk repairs

The total being approximately \$6,000

SECOND: Drew

Motion carried.

Dock Painting – we will table this as Michele will get us another bid.

Harbor Island entrance landscape – We had a bid to renovate the island and install stones. We will table this and investigate the possibility of installing decorative shells.

Lake Aerator Hose Repair – there was an estimate of about \$200 to repair the hose.

A motion was made to approve Lake Masters bid providing we get a year warranty.

SECOND: Drew

Motion carried.

Selective Clearing Contract – there is a delay due to a possible eagles nest in one of the trees.

Front Entrance Island Landscaping – Ray tried to get some cooperation from the VP 1 board but has still not been able to get this resolved.

A Motion was made to have Driftwood Company develop a design plan and cost estimate for landscape renovation with the cost of the design not to exceed \$300, and present it to the VP 1 Board for review.

SECOND: Donn

Motion carried.

Solar lighting request – there was a request to install a solar panel for the mailbox light. The Board will only agree if the panel was by the house and the electric lines run underground.

There being no further business, the meeting was adjourned.

SECOND: Michele

Meeting adjourned.

Respectfully submitted,

Jim Farese