

THE RESIDENCES AT ADOBE HILLS
BOARD OF DIRECTORS MEETING
HELD AT THE
ASSOCIATION ON-SITE OFFICE

February 17, 2016

I. **Call to Order – 6:30 PM**

Directors Present:

Garratt, President
Edith Modie, Secretary
Ezekiel Abedan, Treasurer

Others Present:

Ron Shearer, UNC Community Management

II. **Approval of Previous Minutes**

MOTION – Approval of Previous Minutes of December 23, 2015

Garratt moved to approve the minutes of the general Board of Directors meeting of December 23, 2015. Edith seconded the motion, which carried unanimously.

MOTION – Approval of Previous Minutes of January 26, 2016

Garratt moved to approve the minutes of the Executive Board of Directors meeting of January 26, 2016 without comment in open session. Ezekiel seconded the motion, which carried unanimously.

III. **Homeowner Forum**

39034-201

The owner requested information concerning replacing his windows. He was informed that windows are the responsibility of each owner and that written architectural approval from the Association would be required.

39078-309 and 39034-204

The owners requested information about the Association's plan to increase garage security. The Board stated that the new electronic FOB entry system would eliminate the use of gate codes which, in the past, have been provided to unauthorized persons. Additionally, the Association is considering the installation of camera in the garage.

IV. **Agenda Topics**

MOTION – West Coast Overhead Door Proposal

Following a discussion concerning the merits of the electronic entry system and discovering the effectiveness of the system at the Association's sister-association, Monte Merano, Garratt moved to accept the proposal in the amount of \$44,500. Ezekiel seconded the motion, which carried unanimously.

MOTION – C.S. Sigler and Associates Proposal

Based upon the recommendation of the Association's legal counsel, Berding and Weil, LLP, as to the need of a construction manager to oversee the deck inspections, Garratt moved to accept the C. S. Sigler and Associate's proposal to serve as the Association's construction management firm and to develop a scope of work for both the inspection of the decks and the recommended repairs. Edith seconded the motion, which carried unanimously.

POSTPONED – Painting Project

Based upon the fact that the deck construction may conflict with the painting project, the Board unanimously agreed to postpone any decisions concerning the pending painting bids as well as the C.S. Sigler and Associate's proposal to serve as the construction manager for the project.

MOTION - Financial Report by Mark Shade of N.A. Shade and Associates

Following a detailed review of the Association's financial reports, Edith moved to approve the financial report as presented by Mark Shade. Garratt seconded the motion, which carried unanimously.

MOTION – Lien Approval

Based upon the information and advice provided by the Association's accountant, Mark Shade, Garratt moved to approve the lien for APN: 507-0814-015-00. Ezekiel seconded the motion, which carried unanimously.

ACTION – Stored or Abandoned Vehicles

Michelle was authorized by the Board to tag and legally remove vehicles stored in the Association's "HOA" garage parking spaces.

V. Adjourn 8:15 PM

Respectfully submitted

Edith Modie, Secretary