

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

December 23, 2015

**I. Call to Order – 7:03 PM**

Directors Present:

Garratt, President  
Edith Modie, Secretary  
Ezekiel Abedan, Treasurer

Others Present:

Ron Shearer, UNC Community Management

**II. Approval of Previous Minutes – October 13, 2015**

MOTION – Approval of Previous Minutes

Garratt moved to approve the minutes of the 2016 Budget Meeting as presented. Edith seconded the motion, which carried unanimously.

**III. Agenda**

ACTION – Deck Survey

Management will contact AWT Construction to obtain a bid to perform a deck survey of all the decks and balconies within the complex.

MOTION – Ratification of Action Outside a Meeting

Garratt moved to document and ratify the following actions of the Board of Directors outside a posted meeting:

1. Approval via email to make necessary and urgent repairs to the spa.
2. Approval to MM Services to repair damaged sheetrock in the bathroom of 39034, Unit 204.

ACTION – Gutter Repair or Cleaning

The owners of 39224, Unit 109 have complained that the downspout near their Unit is noisy. Management will contact either AWT or All Pro Gutter service to resolve the problem.

TABLED – Security Cameras

The Board tabled discussion concerning security cameras until more information can be obtained; specifically, the cost to install cameras solely in the garage.

**IV. Adjourn 8:15 PM**

Respectfully submitted

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Edith Modie, Secretary