

APPROVED: Joy Hurst  
DATE: 8/14/12

## July 10, 2012 Board of Directors Meeting

The meeting was called to order by Tim Young at 7:04 p.m. Board members are:

Tim Young, President - **Present**

Charissa Gant, Vice President - **Absent**

Carl Kennedy, Treasurer - **Present**

Joy Hurst, Secretary - **Present**

Rajesh Kewal, Director - **Absent**

**Also in attendance: Susan Levin, Alex Marquez**

## APPROVAL OF THE MINUTES

Motion:	<b>Motion to approve of the Minutes of June 12, 2012</b>
Motion by:	Carl Kennedy
2 <sup>nd</sup> by:	Tim Young
Discussion, if any	
Approved:	Carl Kennedy, Tim Young
Abstained:	Joy Hurst
Outcome:	<b>Motion Carried</b>

## COMMITTEE REPORTS

Finance Committee (by Carl Kennedy): The association's finances appear to be in good order. Waste Management's rates increase will impact the budget by \$13,000 to \$16,000. It will be necessary to research the increase in Waste Management's rates again in April and May of 2013. The Committee welcomes all homeowners to join the Finance Meeting to discuss expenditures and their impact on HOA Dues. Next meeting will take place on Tuesday, July 24 at 6:30pm. The Committee will continue to work on the budget and see the impact of the Waste Management's rate increase once Marilyn Bell inputs the numbers. All members are encouraged to attend.

## MANAGER'S REPORT

Alex Marquez was introduced as the new Assistant HOA Manager.

All four dryers identified as being unsafe to operate have been repaired.

Two fountains in the south side have been dirtied by bark and mud. It is recommended that a letter be mailed to all residents in the south side informing them that the fountains will be drained and will not be refilled if this behavior continues. The cost associated to the cleaning of the fountains is to be referenced in the letter.

Antonio found some areas where the elastomeric coating on the roofs was peeling. All Seasons Roofing asserted that the peeling was due to the presence of moisture on the roof while the painting was taking place last summer. The roofers repaired the peeled areas. Antonio will pay attention to any additional peeling.

A Statcomm alarm in Building 8 indicated there was a disconnected firehorn. Notices were posted on all the unit doors. Resident in unit 103 came forth and admitted that he had removed his firehorn in order to paint. Statcomm is scheduled to come July 11, 2012 to repair the firehorn and verify the system is completely functional.

Serpico submitted a proposal to address the flooding around Buildings 7 & 8.