

REPORT OF EXECUTIVE SESSION (December 14, 2005)

Following the regular scheduled meeting of the Board of Directors an executive session was held with the following being reported to the membership:

- Review of delinquent accounts
- No other executive issues reported

FINANCIALS

A motion was made by member Cirel to accept the Aug 05 – Nov 05 financial reports as submitted by Action Property Management. This motion was seconded by member Jaedicke and the motion was approved.

A motion was made by member Cirel to accept the Dec 05 – Jan 06 financial reports as submitted by Gold Coast Management. This motion was seconded by member Jaedicke and the motion was approved.

- Administrative Expenses
A charge was made in error by management and a credit of \$109.00 will be issued.
- Sunwest Bank
The Board signed documents authorizing the closing of the general operating account with Sunwest Bank. These funds will be transferred into a new general operating account with Wells Fargo Bank.
- CPA – Selection
The Board discussed various proposals and the Accounting firm of Inouye, Shively & Longtin was selected to provide tax reports and the yearly audit.

CURRENT BUSINESS

Committee Reports

Architectural Committee

The Board reviewed recent architectural approvals with no follow up action from the Board required.

Landscape

- Tree Removals –
 - o A proposal was submitted by True Green to remove 7 pine trees located at the pool area. This action was suggested because of all the pine needles and debris that the trees create around the pool, and that it should be done now before these trees get any larger and more costly. The Board approved the action but suggested that other quotes be obtained before proceeding.

Maintenance Items

- Prospect Wall – The Board has made modifications to the scope of work with the intent of solving this water issue for less cost. Contractors and proposals are being obtained.

Attorney Retainer

Member Mosbrook motioned to agree to renewal of the retainer from the legal firm of Cane, Walker & Harkins LLP for an annual fee of \$750.00. This motion was seconded by member Cirel and was unanimously passed.

The Board unanimously directed management to advise the Attorney to draft election rules based upon the new legislation guidelines.

Homeowner Survey

- Holiday Lighting

Member Mosbrook presented survey results regarding the recent holiday lighting. Of those responding a majority appreciated the lights and favored the activity. However, three comments were received expressing some concern over the price.

- Web site

Making better and/or more use of the website would be appreciated.

- Stop Signs

Of those responding a majority indicated additional stop signs should not be placed in the Community.

Action Item: Put the holiday lights question on the August 17th agenda

Rules and Regulations Update

Member Fenech presented the Board with revised and updated Rules and Regulations. However, due to the fact that new election rules will also need to be made part of this document, the Board will wait until those new rules have been received from the Association Attorney and added to this document before presenting the updated Rules & Regulations to the Community.

Property Inspection Report

The Board appreciates the reports and asked that they be provided to Board members via electronic method on a regular basis.

Correspondence

The Board reviewed various correspondence sent to homeowners and others. It was noted that responses were received from canvassers replying to our letters reminding they not solicit within the Community.

Next Meeting

May 18, 2006 7:00 pm at the Prospect School

ADJOURNMENT

There being no further business to come before the Board, and upon a motion, seconded, and carried, the meeting was adjourned to executive session where items such as homeowner assessments, review of delinquent accounts and homeowner violations will be discussed.

ATTEST

Secretary