

MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING HELD 6-2-09 AT 7:00PM AT 3504 E. BARON CT.

The Meeting was called to order at 6:30PM at the pool/spa area to inspect the results of the pool/spa upgrade project. Those present were: Roland Ewert, Ken Hughey, Bill Fairbanks, Tim Carey and Dave Fischer.

AGENDA ITEM #1: Review of Reserve Analysis Preliminary Report.

Each individual Component Detail in the Reserve Analysis was reviewed as to "Useful Life", "Remaining Life" and the basis for determining replacement cost. Roland Ewert Kept notes on suggested changes that will be recommended to Advanced Reserve Solutions, Inc. ARS will utilize our recommendations and produce another preliminary Issue for the Board's review.

AGENDA ITEM #2: Discussion and Board approval of completed spa and pool upgrade project.

After a discussion of the spa and pool rework project, Ken Hughey made a motion and Roland Ewert seconded the motion to accept the spa and pool rework project as complete. The Board unanimously voted in favor of the motion. Thanks Tim Carey for all of your hard work!

AGENDA ITEM #3: Action to be taken as a result of May 21 Walkthrough.

The Board reviewed the preliminary documents of "Architectural Guidelines for Control of Trees and Bushes that impinge on the Common area Exterior Wall", verbiage that describes a violation to that AG and what the exact wording to homeowners in violation of the AG should be. Ken Hughey will complete a proposed letter to homeowners that encompasses the AG, Violation wording and the standard wording of the letter. After the Board approves of his effort, the standard letter and specifics discovered during the 5-21 will be given to Marcia to generate the homeowner letters. In general the Board agreed that 30 days should be given to the homeowner at the First Violation to make the necessary changes. Perhaps less if a second Violation is required.

AGENDA ITEM #4: Action plan for "the corner".

Dave Fischer will work with Juan Perez to bring about the lowest possible cost to maintain the corner in a reasonably decent manner. Dave will replace the lock in the Lower panel, suggest modifications to the sprinkler system or replanting as necessary to accomplish the reduction of maintenance cost. Dave will present to the Board a proposal for costs involved.

AGENDA ITEM #5: Decision on Pool Furniture.

Bill Fairbanks is still collecting product and price information from Admiral and ParknPool for replacing all pool furniture. The cost to re-powder coat and re-strap the furniture is almost equal to purchasing new furniture. Bill will within 7 days present an analysis of the two bidders and refurbish costs. A decision will then be required to proceed with the purchase.

AGENDA ITEM #6: Action to be taken on "children left in pool area alone" situation and parking in red curb area action.

It was agreed that a First Violation Letter be sent to the homeowner who left young children alone in the pool area. A Courtesy Letter will be sent to the homeowner where the parking in the red area occurred.

AGENDA ITEM #7: Rollover instructions for two CDs that mature prior to the August Board Meeting.

The general investment plan that CDs be rolled over to new maturity dates that allow "laddering" so that a CD matures every 3 to 4 months. Also 50% or approximately \$40,000 of the \$80,000 plus currently held in the reserve savings account should be placed in a CD that is "laddered" according to the plan outlined above.

AGENDA ITEM #8: Miscellaneous Old Business.

No action to date on repair of rock wall in pool area as requested of Jessica at last Board Meeting. Bill will follow-up.

On 6-3, Juan will spend the day attempting to find the leak in our water system. Dave will follow-up with Juan regarding finding the leak.

Juan will have someone look at the leaking valve just South of the pool deck. Dave will follow-up.

Bill Fairbanks reported that the costly replacement of one of the exit gate opening road loops has been postponed as subsequent testing by Automated Gate showed the loop was working fine and no further malfunctions have occurred. If the system again malfunctions in the same manner Automated Gate suggested "resetting" the system by shutting of the circuit breakers for a minute.

Bill Fairbanks reported that he is still gathering vendor product and price information on new pool furniture and will publish to the Board the complete analysis within a week at which time a decision will be sought. Refurbish costs of existing furniture has been quoted at prices almost the same as new furniture.

Bill Fairbanks reported that he is still getting quotes on pool fence repair and total replacement and will present the product and price information as soon as available.

Roland Ewert recommended that we immediately replace the existing burnt out street light and then proceed the complete investigation into how we can improve our street lighting, reduce energy costs and at the same time eliminate light from being so intrusive into our homes by directing the light in a more downward direction.

The pedestrian gate auto closer has been successfully replaced and the repaired area was expertly and successfully repainted by new Board Member Dave Fisher.

Meeting adjourned at 9:15PM