

**Board Meeting
Minutes
November 19, 2009**

The meeting was called to order by Board President, Leo Johnson, at 7:03 pm. Other Board members in attendance were: Susan Geddes, Bob Murdoch,Carolynn Schwalbach and Jules Gossanyi.

A homeowner on S. Holland attended the meeting about a complaint he received about removing a tree stump. He explained the reasons for leaving the stump when the tree was removed and the Board had a few questions.

The minutes of the October 16, 2009 meeting were reviewed. A motion was made by Jules and seconded by Carolynn to approve the minutes as submitted. Motion carried.

Committee Reports:

Clubhouse: The Committee discussed two bids and samples for the replacement of the carpeting and dance floor.

Design Review: The Committee has met twice since the last Board meeting and they have reviewed 23 complaints, 13 submittals and a new roofing product. Many of the complaints have been resolved. The Committee will visit a residence where the new product has been installed and make a determination about the new Decra product.

Finance: John Carnes from Edward Jones attended the meeting and reviewed the investment portfolio with the Committee. There were no comments or questions on the financials from the Committee and they forwarded the October financials to the Board for acceptance. A motion was made by Bob and seconded by Jules to accept the October financials. Motion carried.

Swim Team: The Manager reviewed the Swim Meet dates with the Board and the Board approved all of the dates. There was a proposal to pay volunteers for the Swim Team at the last meeting. Discussion followed. The Board will not support paying of volunteers on the Swim Team Committee. The information will be forwarded to the Committee. The Committee also discussed a new portable microphone system and swim fins for their equipment purchases.

Pool Committee - The Committee reviewed the pool rules and guidelines for 2010 and made no changes. Future meetings will be at 4 pm on the first Wednesday of the month and scheduling will depend on the agenda items. The Pool calendar has also been reviewed for 2010.

Old Business:

The 2010 budget was discussed. The Board did not have any additions to projects or to the operating budget.

A Board member asked about the pedestrian bridge at Wadsworth and Bowles. The Manager answered that the project is set for construction in the spring of 2010 along with the improvements to Wadsworth.

The Board asked about the Nominating Committee for 2010. No one has come forward to volunteer so it is likely that the Board will have to serve if there are no volunteers by December 7th

Manager's Report:

The Manager informed the Board of a problem with the dimmer switches and CFL bulbs and the Board directed the Manager to resolve the issue so that the dimmer switches work properly.

The Manager asked the Board about the parking lot lighting project and they asked the Manager to inform the neighbors of the possibility of additional lighting in the parking lot of the Clubhouse.

The Manager gave an update on the subflooring and the CAI Fall Conference she recently attended.

A motion was made by Susan and seconded by Carolynn to adjourn the regular meeting at 8:45 pm for an Executive Session for the purpose of discussion on legal issues. Motion carried.

A motion was made by Susan and seconded by Jules to adjourn the Executive Session at 9:10 pm and return to the regular meeting. Motion carried.

The Board directed the Manager to contact two homeowners whose assessments are past due for more than one assessment period and try to negotiate a payment schedule before pursuing legal action.

The Board directed the Manager to send a letter to the homeowners on Holland about resolution of the foot high stump that remains from the dead tree. The instruction should be that the stump must be removed to ground level and resolution must occur before January 15, 2010.

A motion was made by Susan and seconded by Jules to adjourn the meeting at 9:15 pm. Motion carried.

Respectfully submitted,

Bob Murdoch