

Manderley Homeowners Association, Inc.

Minutes of April 6, 2005 meeting of the Board of Directors

A meeting of the Board of Directors was held on April 6, 2004, at 443 Randon Terrace.

The meeting was called to order at 6:35 p.m. by president Jeff Deen.

A quorum was verified.

Members present: Jeff Deen, Joyce Malone, Tony Purstell, and Rod Pixley.

Members absent: Costa Kourtis

Minutes of the March 2, 2005 meeting were reviewed. Joyce moved to accept the minutes as submitted. Rod 2nd. Discussion: Rod added that, at the last meeting there was a discussion of positive interaction between the board and the homeowners. All in favor, motion carried.

Rod read Costa's financial report. At the last meeting Amanda of Specialty was asked to research why late charges are not being collected on past due accounts. Amanda explained that the computer software that Specialty currently uses does not allow us to properly apply interested to accounts due to the fact that, homeowners mail their checks to Colonial Bank and Colonial Bank then electronically forwards a list of the homeowners that have paid that day. Once the transfer is applied to our QuickBooks account it is applied as a lump credit and not applied to an actual open invoice. Because of this the QuickBooks program cannot accurately calculate interest. Amanda stated that what Specialty can do is manually calculate the interest every other month and make a journal entry on each homeowners account. Amanda also stated that once a homeowners account is turned over to the attorney of collection, the attorney calculates interested back to the first date that account was late. Rod moved to accept the financials. Tony 2nd. All in favor. Motion carried.

Mrs. Keller of 347 Randon Terr. Presented the board with an amendment to her previously approved landscape architectural review application. The issue with the original application was that the neighbors felt that the additional plants would not give them a clear view of the pond from their home. The Keller's, in order to keep harmony between the neighbors, decided to amend their previous application. Rod moved to approve submission with addition of eucalyptus plants. Tony 2nd. Jeff questioned what type of view the neighbor is entitled to. Jeff stated that he felt that an owner should have the right to walk out their back door and only be entitled to the view directly behind their home and a neighbor should be allowed to plant or elect a fence on their own property. 3 board member in favor of, Joyce opposed. Motion carried.

Discussion arose regarding Architectural Review Committee procedures. Jeff questioned whether the Board should have final approval of all applications. It was stated that in 2003 the Board of Directors gave the ARC permission to approve AR applications. Joyce explained that Tom Ruscitti was given permission to approve application for paint colors that were on the BOD approved color chart.

Architectural applications presented for approval:

238 Randon Terrace – Homeowner requested approval of paint color “Heathrow Taupe” color not on the approved color chart. Rod moved to approve color. Tony 2nd. 2 votes in favor, 2 votes opposed. Color not approved.

281 Randon Terrace – Homeowner requested approval of paint color “Tulip Poplar” color is on the approved color chart. Rod moved to approve color. Tony 2nd. All in favor. Motion carried.

532 Manderley Run – Homeowner requested approval of paint color “Tulip Poplar” color is on the approved color chart. Rod moved to approve color. Tony 2nd. All in favor. Motion carried.

616 Manderley Run – Homeowner requested approval to install additional sprinkler heads on their existing line. Rod moved to approve request. Tony 2nd. All in favor. Motion carried.

299 Randon Terrace - Homeowner requested permission to install additional landscaping (plans on file) and paint house “Beach Walk” which is not on the approved color chart. Jeff moved to approve landscaping plan, with sample of patio stones to be presented to the board before install, Tony 2nd. All in favor. Motion carried. Jeff moved to deny paint color. Tony 2nd. Homeowner explained that the color painted on 634 Randon Terr is the color they are looking for. Jeff stated that 299 could paint the exact color of 634 Randon since it was a color approved by the ARC in the past. All in favor. Motion carried.

Rod moves to accept Architectural Review Policy, 30 days for approval or denial, Kat McLean to approve paint colors that are on the Board approved list and the policy is, any other request must have (1) one architectural review committee members signature and (1) one Board of Directors signature, this will constitute recommendation of the application to the Board of Directors at the next regularly scheduled meeting. If (2) two signatures are not obtained the request is denied and the homeowner may bring request to the Board of Directors at the next meeting, if the homeowner does not bring the request to the Board of Directors because request did not received (2) two signatures, then the homeowner does not have approval to proceed and the Board of Directors will not bring consider the application at the next meeting. The Board of Directors has final approval over any recommendation with (2) signatures or any request for approval without (2) signatures. Tony 2nd. All in favor. Motion carried.

Jeff moved that any email between Board members must be sent to all Board members and email sent to Specialty Management by a Board member must be sent to all Board members. Joyce 2nd. All in favor. Motion carried.

Rod moved to spend up to \$70 on the yard of the Month sign. Tony 2nd. All in favor. Motion carried.

Rod moved to nominated Holly Beck at City Fun Day liaison. Tony 2nd. 3 votes in favor. Joyce opposed.

Rod moved to assign up to \$2500 for beautification of the front entrance, which includes, pressure washing and steam cleaning the front wall, sidewalks, and manhole covers. Joyce 2nd. All in favor. Motion carried.

Rod moved to create a committee for planning of the southern buffer zone and report back to the Board for final approval and possible funding. Jeff 2nd, All in favor. Motion carried.

Rod moved to spend up to \$2000 on the April 16th community party. Tony 2nd. All in favor. Motion carried.

Rod moved to allow advertising in the Manderley community newsletter, with proceeds to be used to offset the cost of copying and distributing the newsletter. Tony 2nd. Jeff added to charge \$10 – \$25 per ad. All in favor. Motion carried.

Motion to adjourn meeting at 10:25 p.m.

Minutes submitted by Amanda M. Vander Vliet of Specialty Management