

Manderley Homeowners Association

Board of Directors Meeting

August 3, 2005

A meeting of the Board of Directors was held at Panera Bread on August 3, 2005 at 6:30 p.m.

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

A quorum of the board was verified, with four of five board members present. Rod Pixley was not in attendance.

Minutes of the July meeting were reviewed. Tony moved to accept the minutes as submitted. Joyce 2<sup>nd</sup>. Amanda of Specialty Management presented changes as submitted by Rod; Jeff asked that the changes be accepted at the next board meeting. All in favor, motion carried.

Treasurer's report was postponed until the next board meeting.

Jeff suggested that the September meeting be focused on planning of the budget for the 2006 financial year. A preliminary budget to be completed in September and a final draft of the budget to be approved at the October meeting.

Jeff also asked that any Bylaw changes or revisions that need to be presented to the homeowners for approval need to be brought to the September meeting for final approval by the board. Joyce suggested that one on the bylaw changes that needed to be made was in regards to stricter laws for enforcement of covenant violations.

Joyce moved to allow Jeff to submit questions to the attorney for enforcement action. Tony 2<sup>nd</sup>. All in favor. Motion carried.

In regards to the flooding in the community. Joyce moved to authorize the board to apply for a permit and acquire a pump to move water within the community. Glen 2<sup>nd</sup>. All in favor.

New Business:

Three bids were reviewed for the removal of pine trees in the common areas of the association. Glen moved to approve the removal of pine trees in the common area. Tony 2<sup>nd</sup>. All in favor. Motion carried.

Joyce presented a bid from Aggressive tree Service for trimming and thinning of the trees at the front entrance. Glen 2<sup>nd</sup>. All in favor.

The board requested that the owners of 695 Manderley Run attend the next Board meeting in regards to their upkeep of their property.

Joyce moved to adjourn meeting at 7:40 p.m. all in favor.

Minutes submitted by Amanda M. Vander Vliet of Specialty Management

