

Manderley Homeowners Association

Minutes of October 4th, 2006 Board of Directors meeting

PROPOSED MINUTES

A meeting of the Board of Directors of the Manderley homeowners association was held on October 4th , 2006 at 6:30 pm at 911 Wallace Court.

The meeting was called to order at 6:40 pm by President Rod Pixley.

Board members in attendance were Rod Pixley, Ira Blake, Doug Chapman, and Tracy Belikoff.

The minutes of the September 6th, 2006 meeting were read. A motion by Doug to accept the minutes. Seconded by Tracy. All in favor.

Presidents Report:

Rod read a petition that was submitted from the residents in the Manor's area of the community. The Board discussed at length the topics mentioned in the petition. Rod stated that the Board has an open door policy and if any resident has concerns about the community, they are always free to attend the Board Meeting or contact any one of the Board members. Rod suggested that each one of the residents that had signed the petition would be contacted one-on-one to help resolve any miscommunication or dissatisfaction residents may have.

Architectural Review Committee:

Kat McLane reported the there was no ARC Meeting held in the month of September. Kat presented a list of three (3) homes that have submitted an ARC request for review.

605 Manderley –Paint. Color was approved by the ARC Committee.

473 Randon Ter. Flat (Elite Type) roof over enclosed patio.

664 Manderley – Tree Removal

Discussion followed regarding the ARC Request submitted by 473 Randon Ter. The request was for a hard roof to be installed over the existing patio. Motion by Tracy to approve the Roof. Seconded by Doug. All in favor.

A motion by Ira to approve the removal of the tree at 644 Manderley Run. Seconded by Tracy. All in favor.

Kat discussed with the board future plans that the Social Committee is involved with. There was discussion by the Board regarding sufficient funds to pay for the November 4th Social function. A motion by Tracy was made to use funds from the Communications Expense Account to help offset the Social Committee expenses for the November 4th function. Seconded by Ira. All in favor.

Rod stated the the Newsletter is still in the process.

Rod introduced resident Duane Amy, 640 Samatha Lane. Duane addressed the Board as a result of 645 Regina not complying with the original ARC request to plant trees in the rear of 645 Regina to hide the view from the addition of a balcony added to the rear of 645 Regina. The Board had approved the original request citing that some type of vegetative screen would be planted that would hide the view from the balcony or 645 Regina to the yard of 640 Samatha.

A letter will be sent to the owners of 645 Regina regarding the situation.

Budget:

For the remainder of the Board meeting the Proposed 2007 Budget was discussed Line Item by Line Item.

The yearly income/expense after crunching the numbers came to \$102,124.00. Dividing the number by the 211 owners in the community the yearly Assessment per owner would be \$484.00. Ira motioned to except the \$484.00 as the 2007 Assessment. Seconded by Rod. All in favor.

Motion to adjourn by Tracy. Seconded by Rod. All in favor.

Meeting adjourned at 9:03 pm.

Minutes submitted by Kevin Ray of Specialty Management