

Manderley Homeowners Association

Minutes of November 7th, 2007 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on November 7th, 2007 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 6:32 pm.

Board members in attendance were Rod Pixley, Doug Chapman, Ira Blake, Todd Cannatelli, Tracy Belikoff, Lance Beck and Rick Gardner.

The minutes of the October 3rd, 2007 meeting were previously disbursed via email to Board members. Todd motioned to accept the minutes. Seconded by Rick. All were in favor.

Treasure's Report:

Ira reviewed the October 2007 monthly and year to date Financial Reports. Open discussion followed.

The Board discussed the upcoming 2008 Budget process. Ira motioned to accept the Financial Statements as presented. Rick seconded the motion. All in favor.

Special Resident Request by Mr. & Mrs. Martin @ 203 Randon to receive a variance from the Board for the installation of a black 5 foot aluminum fence in the rear of their property. To open discussion, Rod motioned to accept the request for a variance and allow Mr. & Mrs. Martin to move forward with the installation of the fence. Ira seconded. While the present ARC Guidelines do not address this style of fence, the Board listened to Colleen Martin present her request for the variance. Many considerations were brought up with concern for neighborhood safety and containment of a large dog being primary. After lengthy discussion, Doug voted for the motion. Ira, Lance, Todd, Rick, Tracy and Rod voted to deny the motion pending a better understanding of how the Board's responsibilities and authority under the new state statutes voted in during 2007.

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The motion failed, 1 yes and 5 no. Discussion was tabled pending research on whether Manderley could include this type of fence into the ARC Guidelines in the future. Rod motioned to table further discussion regarding this style of fence until after the Annual Meeting. Ira seconded the motion. All were in favor.

Two representatives gave a special presentation to the Board from Fairwinds Credit Union. John Aquilina - Vice President Business Development and Jacqueline Jackson – Business Development Officer. The Board is looking to diversify its existing portfolio for fiscal year 2008. The presentation was very enlightening and the Board had the opportunity to ask several questions. There could be significant advantages to Association members provided by a business relationship with this institution. Fairwinds Credit Union has been invited to setup an informational table at the Fall Festival held on November 10th this year to inform the membership of the benefits. The Board will take the information under consideration and weigh the differences between Fairwinds Credit Union and their present banking institution, Colonial PCB Bank.

Architectural Review Committee:

Kat McLane presented four Architectural Requests pending for the month.

203 Randon Terrace – Repaint house

107 Randon Terrace – Repaint house

646 Samantha Lane – Repaint house

The fourth was a request from 683 Manderley Run for Tree Removal

Rod motioned to approve the ARC request as submitted with approval subject to a city permit being issued and the stump being ground down below the sod level.

Lance seconded. All were in favor.

The ARC presented the board with a specific color palette for future paint requests. A motion was put forth by Lance to accept the recommendation of Behr paint colors W-D-200, W-F-120, 1850, 1822 as trim and 7608-4, ECC-55-1, ECC-14-1, ECC-42-1, ECC-45-1, ECC-56-1, 290F-4, 340F-4, 710F-4 and 710D-4 as base colors. Seconded by Tracy. Discussion centered on the compatibility of the colors and combinations that might come up in the future. The committee was thanked for the hard work in narrowing down the choices. All were in favor.

Grounds & Maintenance:

Rod updated the Board on some of the areas of concern that the Grounds & Maintenance Committee have been involved.

The Board is still waiting for the electrical contractor to complete all the work at the front entrance and the four way stop. Bulbs have burned out and one is causing the lamp shield to burn. The final payment on the invoice will not be made until all the work is completed.

Rod discussed the pressure washing of the front entrance. Pressure Cleaning Professionals, Inc is performing the work. They will be completing the Cali curbs on Saturday, November 10th, at which time the project will be completed. Previously, an email vote was taken to approve the expenditure. All Board members responded affirmatively to that vote.

Old Business:

The Social Club will be hosting the Annual Fall Festival on November 10th, 2007. Kat McLane is the Chairperson. To date approximately 40 donations have been obtained. More are expected. This year the committee expects many more residents to attend based on the comments they have received.

Tracy discussed the Community Garage Sale held on October 27th. The Garage Sale was a success.

New Business:

113 Randon Terrace requested approval of their Rental Agreement, which was sent in to Specialty Management. Because the tenants wanted to move in on November 1st, 2007, Rod requested an email vote of approval of the rental agreement. The lease paperwork was forwarded to all Board members for their viewing. The email vote was 100% in favor of approving the rental agreement.

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The tarp protecting the Christmas decorations from 2006 was destroyed by the sun and many decorations were ruined. Rod motioned to spend up to \$700.00 for Holiday Decorations for 2007. Ira seconded the motion. Discussion followed. All were in favor.

Todd will chair the committee to install the decorations.

Discussion about the permanent community utility building which will be installed on property to protect the Association's investment in assets such as Association decorations and other items of need will require a city permit, a plat survey showing the exact location and type of installation. Rod supplied the permit request and city requirements to meet our obligations. Todd will provide the city with the required information in the next couple of weeks with installation expected in mid-December.

Budget:

The Board reviewed the 2008 budget created by the finance committee at the previously advertised Budget meeting. Much discussion followed as the Board went through each of the line items. The proposed budget and all backup information had been distributed to the Board previously for their review. Rod motioned to accept the 2008 Budget, which reflects a .62 cents increase over the 2007 Budget and a \$10,000 decrease from the actual amount spent in 2007 to date. The total annual expenses are estimated to be \$102,284.82 which will relate \$484.62 per lot in 2008. The payment options will remain annual or bi-annual with the same lateness penalties. Tracy seconded the motion. All were in favor.

Lance motioned to adjourn. Seconded by Rick. All were in favor.
Meeting adjourned at 9: 08p.m.

Minutes submitted by Kevin Ray
Specialty Management