

Minutes of November 10th, 2010 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on November 10th, 2010 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 7:01 pm.

Board members in attendance were Rod Pixley, Rick Gardner, Ira Blake and Lance Beck.

Members absent were Joe Mack and Todd Cannatelli.

The Board members reviewed the minutes of the October 2010 Meeting. Ira motioned to accept the minutes. Seconded by Rick. All were in favor.

Rod recognized Josh Porter, attorney representing the homeowner of 443 Randon Terrace. Mr. Porter, on behalf of the homeowner, asked if the Board could offer an additional date or dates for the November 18th, 2010 Fines Committee, since his client would not be in town on November 18th. Dates will be submitted by Mr. Porter at which time the Board will chose a date that can accommodate both Fines Committee and the homeowner.

Treasure's Report:

Ira reviewed the October 2010 monthly and year to date Financial Statements.

Ira motioned to accept the Financial Statements as submitted. Lance seconded the motion. All were in favor.

Architectural Review Committee:

Three (3) Architectural Requests were submitted to the Board.

1. 528 Randon Ter.- Repaint Home - Approved by Committee
2. 658 Manderley – Soysia Lawn – Motion by Rod. Seconded by Lance. Denied by Board vote. Unanimous.
3. 663 Regina - Landscape Upgrade - Approved by Committee.

Grounds & Maintenance:

Rod noted that the rainwater is receding and the retention areas and ponds would be cut in late Nov or early December.

Several trees have been planted by the owner of 329 Randon Terrace at the edge of the property line. However several of these trees are actually planted on the berm that is designed to contain the pond area and is designated as Common Area. Rod contacted the owner in September about the options available. We have had no response from the owner at this point. Rod will attempt to follow-up with the owner. If an agreement cannot be reached, the Board will have the Association landscaper remove the trees.

Old Business:

Rod motioned to allocate up to \$500.00 to lay groundcover behind the homes of 251/246 Randon Terrace. Ira seconded the motion.

There is no irrigation in this area and grass is not an option. Rod called the motion to a vote. All were in favor.

Rod commented that the Fall Festival is set for November 6th. They are expecting a good turnout even with some cooler weather. The Association has received \$2200.00 in donations and the expenses came in under budget.

New Business:

Rod motioned to accept the lease application from 161 Randon Terrace. All the paperwork was completed. Rick seconded the motion. All were in favor.

Rod motioned to forward several amendment changes to the attorney for further legal oversight and preparation to be voted on at the Annual Meeting. Rick seconded the motion. Open discussion followed.

Rod stated that the Budget Committee had met and are recommending the proposed budget to the full board. Ira submitted minutes of the budget meeting. Rod motioned to accept the proposed 2011 Budget calling for a yearly assessment of \$440.00 per home. Ira seconded the motion. All were in favor.

Rod noted that the Fines Committee for the November 18th meeting would be Ms. Jackson, Mr.

Ira motioned to adjourn. Seconded by Rick. All were in favor. Meeting adjourned at 8:27 PM.

Minutes submitted by Kevin Ray
Specialty Management