

## Minutes of January 5<sup>th</sup>, 2011 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on January 5<sup>th</sup>, 2011 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 6:38 pm.

Board members in attendance were Rod Pixley, Rick Gardner, Joe Mack, Todd Cannatelli and Lance Beck.

Members absent were Ira Blake and Doug Chapman.

The Board members reviewed the minutes of the December 2010 Meeting. Rick motioned to accept the minutes. Seconded by Lance.

All were in favor.

### Treasure's Report:

Rod reviewed the December 2010 monthly and year to date Financial Statements.

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

Lance motioned to Lien all homeowners with a balance of \$1101.00 with the exception of those homes in Foreclosure. Seconded by Todd. All were in favor.

### Architectural Review Committee:

One (1) Architectural Request was submitted to the Board.

1. 665 Manderley Run – Tree Removal – Motion by Rod to approve, Seconded by Rick. All were in favor.

## Grounds & Maintenance:

Rod noted that the rainwater is receding and the retention areas and ponds would be cut soon.

Rod also stated that with the water level down, the Board would address the repair of the Weirs.

## Old Business:

The Board discussed the fact that the homeowner of 443 Randon has not scheduled an appearance before the Fines Committee. The homeowner has been given several opportunities/dates, none of which have been acceptable to the homeowner. The Board agreed to send one more letter to the homeowner with the date of the next scheduled Fines Committee.

## New Business:

The Board had requested a legal opinion from the Association attorney regarding "Placing Personal Property on Common Areas." Discussion followed.

Lance motioned:

Private property or items of a temporary nature only may be placed upon Common Open Space by homeowners with prior approval of the Board of Directors and no permanent improvements, alterations or additions may be placed in or on the Common Open Space such as landscaping, patios, curbing or enclosures.

Todd seconded the motion. All were in favor.

Rod stated that the 2011 landscape contract was negotiated with Markham Woods. Markham Woods will provide the fertilization of the Common Areas at a cost savings of \$5000.00 to the Association. The fertilization was previously contracted to Pro Staff.

Rick stated that the holiday decorations would come down on Saturday, January 8<sup>th</sup> at 2:30 pm. Anyone interesting in helping, should be at the front entrance. Rick also motioned to allocate up to \$1000.00 for the purchase of upgrading the Holiday Decorations on a yearly basis. Seconded by Lance. All were in favor.

Todd discussed the issue of homeowners not cleaning up after walking their dogs. He will look into purchasing stickers/tags that can be left at the homes of those owners that are in violation.

Rod motioned to approve the lease agreement for 455 Randon. Seconded by lance. All were in favor.

Lance motioned to adjourn. Seconded by Todd. All were in favor.  
Meeting adjourned at 8:10 PM.

Minutes submitted by Kevin Ray  
Specialty Management