Minutes of November 2nd, 2011 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on November 2nd, 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, Joe Mack, Ira Blake, Rick Gardner and Adam Rafalski.
Members absent were Todd Cannatelli and Lance Beck.

The Board members reviewed the minutes of the October 2011 Meeting. Joe motioned to accept the minutes. Seconded by Adam. All were in favor.

Treasure's Report:

Ira reviewed the Financial Statements. Discussion followed. Ira requested a breakdown of the homeowners that have been fined, specifically Line Item #2120. Kevin will have a complete breakdown at the December meeting for the Board to review. Two (2) corrections were noted, a. Funding the Emergency Fund account and b. an expense of $1995.00 that was expensed to Pavement Expense and should be Pressure Cleaning Expense. Kevin will make both corrections .Ira motioned to accept the Financials, pending the corrections. Adam seconded the motion. All were in favor.

Architectural Review Committee:

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

1. 617 Samantha Lane – Fence- Motion by Rod pending two changes to the design. Second by Ira. All were in favor.
2. 106 Randon Terrace – Landscape – Approved by Committee.
3. 644 Regina Lane – Windows – Motion by Rod. Seconded by Ira. All were in favor.

Grounds & Maintenance:

1. Rod updated on the Board on the repair of the Weir. Rod reviewed the design of the work that was completed. Rod noted that fro Liability reasons, the Association needs to install signs in clear view of the Weirs to warn individuals of the possible dangers.

Ira motioned to allocate up to $250.00 for the purchase of the required signs. Joe seconded the motion. All were in favor.

Old Business:

Thad Rush stated that there was a dying Oak tree in the bowl and could present a danger. Rod will follow-up

Adam and Joe reviewed the findings of the Asset Protection Committee regarding the Video Surveillance Equipment to be used within the community. Proposals were presented to the Board. Rod suggested that the committee narrow the search to the proposal that would best fit the communities needs and report at the December/Annual meeting.

New Business:

Rod discussed the need to increase the pool of residents that are willing to sit on the Fines Committee. Rod motioned to appoint Glenn Vandewater, Jim Schultz and Thad Rush to the committee. Rick seconded the motion. All were in favor.

Fall Festival – Kat McLane reported on another successful Fall Festival. More than two hundred residents (family & friends) attended. The Association had budgeted $2500.00 for the festival expenses. Kat reported the final expenses to be $1700.00, a savings of $800.00. Rod motioned to have the Surplus $800.00 moved over into a new account to be called "Manderley Social Events Fund" and the funds would be used for the benefit of all Manderley HOA Residents. Ira seconded the motion. All were in favor.

Ira motioned to adjourn. Seconded by Joe. All were in favor.
Meeting adjourned at 8:50 PM.

Minutes submitted by Kevin Ray
Specialty Management