

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: January 20, 2005
Place: Parker Senior Center
Attendees: President – Leonard Price – Present
Vice President – Open Position
Treasurer – Charles Dohnalek – Present
Secretary – Vicki McCutchan – Not Present
Member at Large – Sharon Roybal – Present
Member at Large – Dawn Fields – Present
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 7:00pm.

2. Approval of Minutes

The minutes from November 2004 board meeting were presented for approval as they are. Dawn motioned for approval and Sharon seconded the motion. Motion approved.

3. Officer/Committee Reports

Architectural Control Committee – Vicki McCutchan (Board Liason)

Vicki was not present so there was no ACC report.

Roads & Grounds Committee – Len Price

STREET LIGHTS – When Vandre Electric did their last property inspection, they found 86 light bulbs out. Approximately ½ of those 86 were under warranty. The bulb is of no cost when they are still under warranty however we still have to pay the labor cost for the replacement. Len drove the property again earlier in the week and found 19 more bulbs and 11 of those were under warranty and have now been replaced.

JACK HILBERT – Len contacted Jack Hilbert to see if we can get more lights on Summerset Lane and Victorian Drive. He is asking for at least 4 more lights and a traffic light at Pine Drive and Summerset Lane. All lights are to be installed at the city's expense.

SNOW REMOVAL – Just a reminder to all homeowners, the snow removal contract states that they start snow removal after the storm. They are contracted to shovel if we receive 2 or more inches.

HOLIDAY DECORATIONS – This is just a reminder that all holiday decorations must be removed by today.

WATER USEAGE – On the November bill, there were some pretty outlandish water bills. Laura sent a letter to Parker Water. We asked them to check for leaks and replace the meters on these particular buildings. After they re-read the meters and did some other checking and repairs, they determined that they had over-billed us and would be giving us a refund of over \$3,000. The water bill for this past month was \$26,756 and no one exceeded the first tier.

ANNUAL AUDIT – Bondi & Co is doing an audit on the previous fiscal year (Sept 1, 2003-Aug 31, 2004). We, as a board, just want to keep the records clean. They just finished their on-site inspection this week and we should have their written recommendations before next month's meeting.

SPECIAL ASSESSMENT – Just wanted to remind you the invoices for the special assessment/painting project are due by February 15, 2005. There are some that are behind still but the Board will be deciding how to deal with the delinquency.

RULES AND REGULATIONS – The first meeting of our Rules & Regulations Committee will be meeting on February 7, 2005 at 7pm at the Parker Library (Room A). Please join us to rewrite the Rules & Regs so that they are inline with our new Covenants. We expect that it will take about 2-3 meetings to complete this rewrite to present the new Rules & Regs to the Board.

Communication from Homeowners

There was no homeowner communication.

Financial Report – Charles Dohnalek

Painting Assessment – Through December 31, 2004, we billed \$707,792 for the painting assessment. We have collected \$82,000 through the 31st and have collected \$154,000 through today.

Accounts Payable – To date, we are under-budget by \$32,000. The snow removal and building maintenance both are under. The audit is not included in this number since the field work was just concluded on Friday.

Accounts Receivable – At the beginning of December 2004, we had \$53,000 past due. We added another \$2,000 in December but \$4,000 was paid. At the end of December, we had \$50,000 past due. The point of concern at this point is increased delinquencies due to the special assessment. Just keep in mind that this special assessment will only increase the value of your property.

Monthly Drawing

Cheryl Johnson won the drawing for the gift.

The meeting was adjourned at 7:28 pm.