

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: September 15, 2005
Place Parker Senior Center
Attendees: President – Leonard Price – Present
Vice President – Brian Sjogren – Not Present
Treasurer – Charles Dohnalek - Present
Secretary – Kris Sutton – Not Present
Member at Large – Sharon Roybal – Present
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 7:00 pm.

2. Approval of Minutes

The minutes from August 2005 board meeting were presented for approval as they are. Len motioned for approval and Sharon seconded the motion. Motion approved.

3. Officer/Committee Reports

Architectural Control Committee –

No ACC report given due to the fact that all member of the committee resigned. Anyone interested in participating on this committee please contact the management office.

Roads & Grounds Committee – Len Price

Water Bills – The water bills are approximately \$37,000 this month, which is down from \$42,000 from last month. There are 2 bills/buildings that are yo-yoing. We are going to request that the water department pull these meters. If they are not bad, it will cost the HOA \$100 per meter. Any zero meter reading will be requested to read immediately.

Painting – The painting project is moving along. We are currently 82% completed on the carpentry, 81% completed guttering, 66% prep work completed and 61% painting completed. The expected completion date is approximately November 15th (which includes weather day and holidays to this point).

Homeowner Communications –

Some homeowners voiced concerns about the quality of work performed by the painters and prep crews on Summerset Ct and Briarwood Ct.

Financial Report – Charles

Charles informed the homeowners that the auditors would be performing an audit between September 20th-23rd. We should have the results of the audit in another month or so. The board will present their

findings to the homeowners when we have them. Charles went through the operation summary with the homeowners. The profit and loss report is a tentative report pending the outcome of the audit. According to the payments to the contractor, we are approximately 56-60% completed. He will also present an investment report to the homeowners at the next scheduled HOA meeting.

Old Business –

No old business to discuss.

New Business –

No new business to discuss.

Reminder –

Don't forget that the new dues go into effect on October 1st... The basic break down is as follows: If you previously paid \$139 per month, your new dues are \$164... If you have the end unit with the big porch and a double car garage, your new dues are \$199... If you have the his and hers garage (single car garage on each side of your unit), your new dues are \$194... and then the ones that are left that have just a drive behind them (parking pad but no garages), your new dues are \$168...

Gift Certificate Drawing – Sue Leonard won the \$25 gift certificate to Roman Villa.

The meeting was adjourned at 7:35 pm.