

BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 23, 2004

1. Established Quorum -

Hunter Swearingen, and Maria Witonski were present. A quorum was established. (Marci Schiller arrived at 7:20 PM and departed approximately 7:45 PM.). Denise Schek of Greenacre Properties was present. Phil Petresky of Natural Design Landscaping Inc was in attendance to answer any landscaping concerns.

2. Call to Order -

The Board of Directors Meeting was called to order by President, Hunter Swearingen at 7:03 PM.

3. Minutes of the last Board of Directors meeting-

On Motion: Duly made by Hunter Swearingen, seconded by Maria Witonski.

Resolve: To waive the reading of the minutes of the last Board of Directors August 25, 2003. Hunter Swearingen approved said minutes.

Minutes of the Annual Meeting November 24, 2003-

On Motion: Duly made by Hunter Swearingen, seconded by Maria Witonski.

Resolve: Minutes read; accepted and approved.

4. Treasurer's Report -

No report read.

5. Homeowner Presentation -

John Novak expressed concerns regarding his neighborhood and presented photos illustrating those concerns i.e.. window displays/dressings, parking of commercial vehicles on streets.

6. Committee Reports -

Welcome Committee - Marci Schiller would still like to pursue forming this committee. It was suggested the Newsletter be re-introduced and publishing a contact list made up for all residents. Denise Schek agreed to compile such a list.

Architectural Committee - Maria Witonski reported the Guidelines have not yet been approved in total by the attorney.

7. Management Report -

Denise Schek presented the board with the Management Report.

8. Old Business -

1. Dogs not on leashes etc. still a problem. Denise Schek advised incidents should be reported directly to her stating where, when, and who, in order to follow up.
2. The issue of recaulking the windows by Inland is to be followed up. Denise advised she was expected to hear by the end of the week.

9. New Business -

1. Denise Schek advised effective immediately cars parked in front of mailboxes will be aggressively ticketed and towed.
2. Denise Schek advised the County would not correct sidewalk cracks etc. unless they pose a liability.
3. Phil Petresky of Natural Design expressed concern regarding the properties inhabited by renters. Most of the lawns with irrigation related problems are rental properties. Suggestion made to email/mail all residents regarding the importance of irrigation and who to contact with questions. Denise Schek agreed to pursue this matter of educating the residents.
4. Hunter Swearingen requested Denise Schek acquire estimates on pressure washing the houses and sidewalks and the painting the mailboxes in order to access the possibility of including such services under the Association's maintenance fees.
5. **On Motion** - Duly made by Hunter Swearingen; seconded by Maria Witonski.
Resolve - Approval to proceed with the painting of doors on at least 5 buildings, in immediate need, weather permitting.
6. **On Motion** - Duly made by Hunter Swearingen, seconded by Maria Witonski.
Resolve - Accept the proposal presented by Natural Design Landscaping for plants and mulch to begin as soon as possible .
7. Hunter Swearingen requested two other proposals presented for gutter repair and irrigation valve need more clarification before payment can be approved.
8. **On Motion** - Duly made by Maria Witonski; seconded by Hunter Swearingen.
Resolve - To elect Imelda Rivera Secretary/Treasurer.
9. Date for the next Board of Directors meeting will be June 7, 2004.
10. **On Motion** - Duly made by Hunter Swearingen; seconded by Maria Witonski.
Resolve - Adjourned the meeting at 9:05 PM

Submitted By: Approved By:

Secretary, Maria Witonski

President, Hunter Swearingen