Minutes of Open Session

**Present:** Board Members: Patricia Bambridge, Mark Brown, Glenn Dickenson, and Joe Giumette. Also present were Nancy Klinger, Controller, Jim Welch, Executive Director and Clif Sawyer, representing the Budget & Finance Committee.

Excused Absence: Cathy McDaniel

**Call to Order:** With quorum requirements met, Board Vice President Mark Brown called the meeting to order at 6:00 p.m.

**Approval of Prior Minutes:**
Glenn Dickenson moved, Joe Giumette seconded to approve the March 26, 2013, minutes as presented. Motion carried 4-0.

**Homeowners/Others Comments:**

**Garage Door Paint Variance Request**
After discussion, Mark Brown moved, Patricia Bambridge seconded to accept a homeowner’s variance request and allow his garage door paint to match his trim color paint, and to also update the current architectural paint color guidelines to now allow garage door paint colors to match either the house body color or one of the trim colors from the same paint scheme. Motion carried 3-1.

**Driveway Expansion Variance Request**
Mark Brown moved, Joe Giumette seconded to approve a homeowner’s request to add additional pavers adjacent to their driveway. Motion carried 4-0.

There were no other questions or comments from homeowners or other attendees.

**Committee Reports:**

**Landscaping Committee**

In Michael Underwood’s absence, Jim Welch gave an overview of landscape activities for the past month, including:
- Preparing for drainage way cleaning behind homes in June.
- Winter rye grass is beginning to brown.
- The recent higher temperatures are increasing water bills.

**Budget and Finance Committee**

- Patricia Bambridge moved, Joe Giumette seconded to accept the committee’s recommendation and redeem two $50,000 operating CD’s maturing 5/8/13 and 5/30/13 respectively, and rollover both reserve CD’s totaling $125,000 at the best rates available at the time of purchase. Motion carried 4-0.

- Patricia Bambridge moved, Joe Giumette seconded to accept the committee’s recommendation and approve the December 2012 financial statements as presented. Motion carried 4-0.
After board review of the minutes, there were no questions or comments regarding the ARC.

**Items Requiring Board Decisions or Approval:**

**Recreation Center Spa Wall Repairs**
After review of all three bids, Joe Giumette moved, Patricia Bambridge seconded to accept Rock & Roll Materials bid of $6990.00 using designated unrestricted funds to add stone fascia around the pool spa walls in an effort to protect the walls at both recreation centers 2 & 3. Motion carried 4-0.

**Addition of Boulders near Wash**
After review of all three bids, Joe Giumette moved, Glenn Dickenson seconded to accept Rock & Roll Materials bid of $1,505 to add boulders in a common area off Ray Road to deter future maintenance and damage to MPR property caused by vehicles driving through the common area landscape. Motion carried 4-0.

**Executive Directors Report of Completed and Pending Projects:**

**Recreation Center Pool Monitors/Repairs, etc.**
Recreation center 1 pool deck repairs to begin within days.

All pool monitors have been hired for the upcoming summer season.

**Stucco Wall Bids/Future Repairs**
Currently obtaining bids to repair perimeter stucco common area walls around the community.

**2013 Spring/Summer Newsletter**
A draft copy will be presented for the board to review before next month’s meeting and will be mailed with the next assessment billing to save on the cost of postage.

**Community Association Manager’s Report:**

Community Association Manager’s Diane Krecker and Denise Anderson are collecting information and putting together a violation variance report showing the number of violations given over the past two years.

**Adjournment:** With no further business to discuss or questions regarding the community, Joe Giumette moved, Mark Brown seconded to adjourn the meeting at 6:59 pm. Motion carried 4-0.

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*Denise Anderson Acting Secretary, by approval of the Board, submitted April 23, 2013*