

Cornerstone at Tamarac Homeowners Association
Board of Directors Meeting
November 3, 2009

Meeting Minutes

Meeting was called to order at 6:30 pm at Western States office by Jim Kottenstette. Board members present included Karen Johnson, John Hauser, Peter Kandell and Gary Seems.

Meeting minutes from the September 8, 2009 meeting were approved and references to the motion requiring ARC approval of exterior paint color were revised. It was moved by Peter Kandell to approve these minutes. Second by John Hauser. Minutes were approved unanimously.

Business

- A. Budget for 2010-The Board reviewed the draft budget for 2010. There will be no increase in the assessment structure. It was moved by Karen Johnson to approve the 2010 budget as presented. Second by Gary Seems. Motion was approved unanimously.
- B. Building Inspection Report-A report was compiled during a walk through of the association in September. The report details landscape issues, paint and structure concerns and well as concrete repairs to driveways and sidewalks. The report will be placed on the Association's website and a friendly letter sent out to all the homeowners making them aware of the report, with the hope that owners will address those areas.
- C. Irrigation/Freeze Warning-Jim Kottenstette authorized DLC to insulate the above ground irrigation parts to prevent any freeze damage during the efforts to blow out the irrigation systems of homeowner in the Association.
- D. Nicole Grace-A letter to Ms. Grace notifying her of a parking rules violation seems to have corrected the problem, however there is a vehicle belonging to her that is leaking oil onto the concrete drive and street. She will be given another letter to correct this problem and clean up the oil. She will be given 14 days to accomplish this task otherwise the Association will clean it and bill her for the work.

Financial Report-At the end of September, we have in reserves over 35K. Operating account had over \$22,000.00 with September invoices expected to amount to about \$5800. Expenses are under the estimates at this point and time. Delinquencies were \$586.23 but nothing unusual.

There being no further business to discuss, it was moved by Peter Kandell to adjourn the meeting. Second from John Hauser. All agreed.