

Board Meeting – 18-April-2011

Members Present –

Tracey

David

Charles

Don

UPA –David

Quorum Achieved

Executive Session Opened

Pool Contract Review – Alternate proposal received for extra weekend and additional guards. This amount exceeds budget.

Cleaning Contract Review – Clubhouse contract not communicated to contractor – now complete

Irrigation System issues – Board has begun process to close this issues with Valley Crest. Board has authorized UPA to pay \$2500 to close the repair issues. Board will seek to recoup these funds from UPA due to negligence of representative on contract to Creekside Landing. The system will be validated for operation as repaired though without authorization. This task requires completion by 15-May-2011.

Motion Made – Motion Carried

Assuming VC does not resolve issues- Board authorizes UPA to contract with Greens-Keepers to begin startup action and initial estimate of issues – all actions require board approval – motion made and approved.

Landscaping Contract – Non Performance already being seen. Seems to be issues with completing work in compliance with schedule. Board is providing initial warning to Greens-Keepers on these issues.

Tree at 313 Corvette Drive – Tree from common area fell on this property, association is responsible for the removal of this tree. UPA will contact contractor for removal of this single tree. Start price is \$400 max to be \$500.

Access lot near 112 Merchant Man needs maintenance – has deteriorated to the point of requiring repair efforts. This cost is \$300 for effort. Motion to approve action – Motion carried.

Executive Session Closed

Homeowner Session Opened:

Residents at Session (1)

Read and approve Managers Report - March 2011. – Motion Made and approved

Read and approve Treasurer's Report Month ending March 2011. – Motion made and approved

Old Business – Doggie Waste polls – UPA to obtain quotes

Tree Assessment action tabled

Meeting Closed and adjourned – Motion made and approved