

PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE BOARD MEETING
October 20, 2011

The President called the Meeting to order at 7:00 p.m. on site in the clubhouse. The following Board members were present:

Elaine Hartnett	President
Cynthia Graham	Vice President
Paul Van Deusen	Treasurer
Nancy Unfried	Secretary
Ruth Hinckfuss	Member at Large

Brad Maroney, representing the management company, Howerton Management Services, was also in attendance.

OPEN FORUM:

During violation hearing, the owner of 7940-H was present for a hearing regarding his tenants. He explained that he has talked to his tenants and they have assured him that there will be no further noise complaints. Board and owner agreed that if the noise continues he will ask tenants to move. Another owner present at the meeting suggested that Board allocate funds for farewell gift and card for our regular mail man who, after many years is being re assigned. The Board decided to contribute their own personal funds to a gift card.

NEW BUSINESS:

Jerry Fu Member at Large had to step down as a Board Member due to his relocation for business purposes. Ruth Hinckfuss on site owner was present at the meeting to discuss her qualifications for serving out Jerry Fu's term as Member at Large. Ruth is a long time on site owner who has supported the many changes at Park Villas North. She is highly qualified and brings her knowledge from many years of business experience in the insurance industry to the Board. Ruth wants to serve on the Board and emphasized her desire to assist in continuing the important work the Board is doing to improve and maintain Park Villas North.

- After discussion by the Board Elaine Hartnett made a motion to approve the appointment of Ruth Hinckfuss to serve remainder of Jerry Fu's term, seconded by Paul Van Deusen. Motion carried unanimously. Board then welcomed Ruth to the Board and asked her to join them at the Board table.

MINUTES:

- Elaine Hartnett, seconded by Cynthia Graham, made a motion to approve the meeting minutes for September 2011 regular meeting. Motion carried unanimously.

FINANCIAL REPORTS:

Paul Van Duesen gave a report on the financials including explaining the high cost of water for the month of September which was due to one time billing adjustment the by water department. In addition, he pointed out a category in the financials that was not consistent with Park Villas North's budget categories. This inconsistency was changed prior to the Board Meeting.

- After further discussion, Elaine Hartnett, seconded by Cynthia Graham, made a motion to approve the September financials. The motion passed unanimously.

Elaine Hartnett reminded Board that November meeting would be the last meeting of the year as the Board traditionally takes month of December off for the Holidays.

COMMITTEE REPORTS:

Paul Van Deusen gave an update on the landscape. A small damaged tree was removed by the NE corner of 7956 as it needed to come out. Because of proximity to the buildings a series of three high growing bushes will be put in its place for a total of \$100.

The Board discussed turning off the heat to the west pool beginning November 1, 2011 and only heating the East Pool and the two spas during the winter.

- Elaine Hartnett made a motion to approve turning off the heat to the west pool, seconded by Ruth Hinckfuss. Motion carried unanimously.

The Board looked at style and pricing for new pool furniture to be purchased in the Spring. Ruth Hinkfuss pointed out that the reserve report allocated at least \$9,000 for replacement of pool furniture and Board discussed the fact that using the new sling style of furniture which is very fashionable and durable would cost approximately \$8,000 or \$9,000. Board asked Cynthia Graham to study cost, style and colors for furniture and have a further conversation with Hauser Patio regarding ordering and delivery dates and report back to board at next meeting. Nancy Unfried requested that we also look into replacing cigarette receptacles as well.

Elaine Hartnett informed Board of change in approved bid to remove brick from West Spa entrance for security reasons. She noted that at the request of homeowner, instead of removing brick, contractor will extend brick to top of fence making it both secure and less expensive. Board was in favor of change.

DELINQUENCY: The Board ratified the unanimous vote made in the previous executive session for the Association to move forward on foreclosure of the following units:

-438-170-15-31 -438-170-14-59

- Elaine Hartnett made motion to ratify and record the Executive Minutes whereby the above units were approved unanimously for foreclosure, seconded by Paul Van Deusen. Motion carried unanimously.

ADJOURNMENT:

There being no further business to come before this meeting, the meeting was adjourned at 7:50 pm.

APPROVAL:

Nancy Unfried, Secretary

Date: _____