

VILLAGE HOMES NORTH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 25, 2007

Pool Area

Present:	Jay Akers	President
	Gary Baker	Treasurer
	Larry McClements	Vice President
	Joanne Wheeler	Secretary
	Ray Bailon	Director
	Kristy Bowman	Crown Management

The meeting was called to order at 7:02 p.m.

Approval of Minutes of January 11, 2007 Regular and Executive Session

Minutes from January 11, 2007 regular and executive sessions presented for review and approval.

Motion: Gary Baker
Second: Ray Bailon

Resolution: Approve minutes as presented.

Motion Carried: 5-0.

Website Presentation

Larry McClements presented pricing and information regarding establishing a website for Village Homes North Association. Villagehomesnorth.com was available. Annual cost for website maintenance \$75.00. Five gigs of disk space. Emails of board members could be included on site as well as newsletter.

Motion: Joanne Wheeler
Second: Gary Baker

Resolution: Approve and authorize \$150 per year out of operating account for establishing and maintaining website for Village Homes North HOA.

Motion Carried: 5-0

Paint Colors

Brief discussion on the topic of the Dunn Edwards numbering system and discontinuation of certain paint colors. Larry McClements has researched this and prepared a revised paint specification sheet.

Motion: Larry McClements
Second: Joanne Wheeler

Resolution: Authorize and approve revised paint specifications sheet.

Motion Carried: 5-0.

Lien Actions

Homeowner 042507-VH-001 presented for lien action.

Motion: Larry McClements
Second: Joanne Wheeler

Resolution: Authorize and approve filing lien action.

Motion Carried: 5-0.

Homeowner 042507-VH-002 presented for lien action

Motion: Larry McClements
Second: Joanne Wheeler

Resolution: Authorize and approve filing lien action.

Motion Carried: 5-0

Homeowner 042507-VH-003 presented for lien action.

Motion: Larry McClements
Second: Jay Akers

Resolution: Authorize and approve filing lien action.

Motion Carried: 5-0

Reserve Study

The recently commissioned reserve study final report was reviewed and briefly discussed.

Motion: Gary Baker
Second: Larry McClements

Resolution: Approve and adopt reserve study as is.

Motion Carried: 5-0

Open Forum

Homeowners present discussed status of the pool and spa area, pool area bids, length of time for obtaining of bids, demolition of pool structure and liability issues and pool furniture. Homeowner with pool and spa background present offered to check on pool equipment and Board will take this under consideration. Management advised that it was not their recommendation to allow a homeowner access to pool equipment, no matter how much expertise they have. After brief discussion, this homeowner volunteered and will become a member of the architectural committee (Jeff Sims). Homeowners present discussed CC&R violation letters and Board advised that Crown Mgmt. has been given directives regarding certain violations which will be considered "note to the file" first-time notifications and assured homeowners that the directives are being followed.

New Business

Board talked about requiring hand scanner from Golden West Security as means of accountability to show the guards were on the property at certain times. Timing of any repairs to the pool area will be done so that pool is not closed during swim season. Website will be way of updating homeowners.

Regular Session adjourned into Executive @ 7:50 p.m.

To discuss homeowner issues and third party contracts.

Regular Session reconvened at 8:30 p.m.

The President announced that homeowner issues and third party contracts were discussed during executive session.

There being no further business, the meeting was adjourned at 8:31 p.m.

Joanne Wheeler, Secretary