

VILLAGE HOMES NORTH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 10, 2006

Village Homes North Pool

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

The meeting was called to order at 7:30 p.m.

Approval of Minutes from April 12, 2006 Regular and Executive Session

Minutes from April 12, 2006 Board and Executive Session Meetings presented for approval.

Motion: Gary Baker
Seconded: Ray Bailon

Resolution: To approve the minutes as is.

Motion Carried: 5-0.

Open Forum

Homeowner David Goldman spoke regarding the CC&R tours that are performed on a monthly basis by the management company. Advised that he felt it was invasion of his privacy and the management only looked for the negative. Lengthy discussion ensued regarding the Board's fiduciary responsibility to uphold the CC&Rs and the expectations that come when one purchases a home in a community governed by CC&Rs. By-Laws and Rules & Regulations.

Goldman then went on to discuss the status of his CC&R violation, which involved a basketball rim without a backboard, attached to the garage portion of his home. Brief discussion ensued as to what was architecturally acceptable and again, the Board's duty to uphold what was in the CC&Rs; i.e. basketball rims are allowed if they have the attached backboard and are painted to match the trim of the home.

Goldman asked how many members were allowed on the Board of Directors. Management will research and respond.

Revised Collection and Delinquency Policy

Revised Collection and Delinquency Policy presented for approval.

Motion: Jay Akers
Seconded: Ray Bailon

Resolution: To approve the Revised Collection and Delinquency Policy and send to membership.

Motion Carried: 5-0.

Architectural Approval

Architectural Requests for Auer and Chaplin presented for approval.

Motion: Larry McClements
Seconded: Ray Bailon

Resolution: Approve architectural requests as submitted.

Motion carried: 5-0.

Board Positions

Brief discussion took place regarding positions for the five directors. All incumbent directors elected for another one-year term. Jay Akers will remain as President, Larry McClements as Vice President and Joanne Wheeler as Secretary. Gary Baker will become the Board's Treasurer and Ray Bailon will take on the director at large position.

Regular Session adjourned into Executive @ 8:00 p.m.

To discuss homeowner issue.

Regular Session reconvened at 8:30 p.m.

The President announced that homeowner issues were discussed during executive session.

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

Joanne Wheeler, Secretary