

VILLAGE HOMES NORTH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 19, 2006

Village Homes North Pool

Present: Jay Akers President
Ray Bailon Director (left meeting @ 8:00 p.m.)
Gary Baker Treasurer
Larry McClements Vice President
Joanne Wheeler Secretary

Kristy Bowman Crown Management

The meeting was called to order at 7:00 p.m.

Approval of Minutes from May 10, 2006 Regular and Executive Session & Annual Membership Meeting of May 10, 2006

Minutes from May 10, 2006 Board and Executive Session Meetings and Annual Membership Meeting of May 10, 2006 presented for approval.

Motion: Joanne Wheeler
Seconded: Ray Bailon

Resolution: To approve the minutes as is.

Motion Carried: 5-0.

Financial Report

Management advised Board that Edison had performed audit on recreation center meter and determined Association was due a refund from 9/9/03 to 3/17/06 for demand usage. Check for approx. \$11,000 to be sent to Association. Monies will be placed back into electric account and Board to make determination at end of year on surplus in this account. Management also advised that accounting department stated Association could pay for items from this electric account.

Open Forum

Homeowner Goldman again present to discuss common area issues that are in need of repair. Storm drains, rope on pool safety ring, wood and paint on pool structure, broken sprinkler heads. In response, management gave status report on each item. Lengthy discussion ensued regarding the monthly CC&R and common area tours, wording of notification letters and Board's fiduciary duty to uphold the governing documents.

Homeowners present discussed CC&R notification letters recently received. Discussion ensued regarding formation of committee to review CC&Rs with an eye on revising or completely redoing the CC&Rs. Management directed to send letter to membership advising of formation of such committee and seeking response of those interested in serving on such a committee. Board will review responses and move forward from there. Management directed to determine from association attorney MacIntosh, how to begin process of auditing CC&Rs.

A brief discussion took place on the topic of forming an Association website. Management will provide Crown Management website information to Board for their review. Board members present expressed interest in personally working on the creation of website for the Association.

Election Procedures

Matter tabled pending Board review of draft Election Procedures for Association.

Pool Roof Lights

Management directed to obtain competitive bids. Matter tabled until bids obtained.

Paseo Lights

Management presented Phipps Electric bid in the amount of \$375.69 for emergency repair of three lights on paseo system.

Motion: Larry McClements
Second: Gary Baker

Resolution: To accept and approve Phipps bid for emergency repair work. Work to begin as soon as possible.

Motion Carried: 4-0

Regular Session adjourned into Executive @ 8:10 p.m.

To discuss homeowner issues.

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