

VILLAGE HOMES NORTH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 11, 2006

Crown Management

Present: Jay Akers President
Gary Baker Treasurer
Larry McClements Vice President
Joanne Wheeler Secretary

Kristy Bowman Crown Management

The meeting was called to order at 7:15 p.m.

Approval of Minutes from Meeting of July 19, 2006

Minutes from July 19, 2006 Board and Executive Session Meetings presented for approval.

Motion: Larry McClements
Seconded: Gary Baker

Resolution: To approve the minutes as is.

Motion Carried: 4-0.

Open Forum

Homeowner Auer requested to speak to Board without Management Company present. Board member Larry McClements to take this portion of the minutes. Homeowners present discussed CC&R violations; homeowner Auer presented and discussed noise complaint issue and homeowner Herrera discussed shared ongoing backyard fence dispute issue with homeowner Jones. Homeowner Goldman present again to distribute and discuss numerous pictures of CC&R violations and common area maintenance issues.

Election Procedures

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

Budget

Brief discussion regarding restroom contract \$1,500 more than contract for cleaning of pool. Management directed to obtain competitive bids on cleaning of recreation center, check to see if Merry Maids will clean pool restrooms. Matter tabled until bids obtained. Management advised budget needs to be out by December 1, 2006 to membership and that special meeting for budget must be scheduled.

Accountant Contract

Management presented Schonwit and Associates proposal for accounting services. Board briefly discussed work performance of vendor.

Motion: Gary Baker
Second: Larry McClements

Resolution: To accept and approve Schonwit and Associates proposal for accounting services/tax preparation for fiscal 2006.

Motion Carried: 4-0

Basketball Backboards

The Board briefly discussed options available for types of basketball backboards allowed to be attached to structure; and if the governing documents were to be revised to allow for more flexibility with regards to backboards, how would they go about implementing such a revision. Management directed to inquire with Association attorney MacIntosh on procedure for amending CC&Rs to allow for more flexibility with basketball backboards and to allow for clear or white basketball backboards.

CC&R Review

Board member Gary Baker presented results of recent CC&R survey and informal CC&R meeting. Topic of portable basketball units, dogs off leash, format of Crown Management notification letters, number of residents allowed to live in one home and newsletter items were discussed. Homeowner advised that pool vendor was seen dumping chemicals in pool while children were swimming. Management directed to call All Clear to advise that this is to stop immediately. Idea of having newsletter with "Welcome" format presented.

Regular Session adjourned into Executive @ 8:15 p.m.

To discuss homeowner issues and third party contracts.

Regular Session reconvened at 9:29 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 9:30 p.m.

Joanne Wheeler, Secretary