

VILLAGE HOMES NORTH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 7, 2007

Crown Management

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 7:04 p.m.

Thermometer/skimmer status; Pool Vendor Status

Board briefly discussed the turnover from All Clear Pools to Duane's Pool Service, which will take place on 11/15/07. New vendor will need to ensure that skimmer cover and thermometer for pool working.

Newsletter

Newsletter items discussed with management advising that all will be placed into the winter newsletter out in December. Newsletter to include new pool vendor information and recap on improvements that have occurred in 2007.

Architectural Committee

Board requested that management have architectural committee packets ready by next meeting.

Budget

Preliminary budget was presented for review and discussion. Board discussed tree trimming bid and requested competitive bids. Gary Baker will research Association insurance policy and clarify policy definitions. Board asked management to research whether or not management contract is negotiable. The contract for restroom cleaning was discussed and management was directed to ask vendor to reduce pricing, obtain competitive bids for cleaning of the restrooms and ensure that whomever is cleaning the restrooms, also arranges the pool furniture as part of the maintenance contract. Board advised that they would obtain competitive bids for

management services since they have not done so in years. Board would like to see if Crown pricing is in line with industry standard.

2008 Meeting Schedule

Tabled until next meeting.

Management Company Expectation Document

Tabled until next meeting.

Open Forum

Homeowner present discussed Association delinquency and collection policy. Homeowner disputing process and unhappy with verbiage on late notice. Board advised homeowner that Association delinquency and collection policy will remain as is, nothing wrong with process.


Regular Session adjourned into Executive @ 8:09 p.m.

To discuss third party contracts.

Regular Session reconvened at 9:08 p.m.

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

There being no further business, the meeting was adjourned at 9:05 p.m.


Joanne Wheeler, Secretary