

PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday, May 15, 2012 Held at Clubhouse at Parkwood

I. CALL MEETING TO ORDER

Allen Dunn called the meeting to order at 5:39 pm. Board members in attendance were President Allen Dunn, Vice President Jim Saylor, Secretary Robert Lipari, Treasurer Carol Thorpe and Director Tim York. Also present were twelve (12) homeowners with Kevin Berg and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

II MEMBER'S FORUM – Agenda Items Only

- A. **Carol Ingals:** Thanks to the Board for not raising our dues. Also congratulations on the agenda items for the advisory committee.
- B. **Judy (4151mj):** Homeowner wanted to comment on how nice the entrance looks.

III. APPROVAL OF PREVIOUS MEETING MINUTES

- A. **Review and Approve April 17, 2012 Board Meeting Minutes:** The meeting minutes were reviewed by the Board.
Motion: Tim York made a motion to approve the April 17, 2012 minutes as written. The motion was seconded by Carol Thorpe and unanimously approved.

IV. FINANCIAL REPORTS

- A. **Treasurer's Report & Review and Accept Financial Report for March 2012.:** A brief treasurer's report was presented by Carol Thorpe. With no out of line conditions she expects that we will be able to meet our 2011/12 Budget.
Motion: Tim York made a motion to accept the financial report for March 2012 as presented. The motion was seconded by Jim Saylor and unanimously approved.

Jim Saylor left at 5:45 pm.

V. PRESIDENT'S REPORT: Mr. Dunn stated that we are having a good year. The siding will be paid for by the end of July 2012. Pavement work will begin in September. The South side of Lorraine Court was recently done. The North side will be repaired in September. We have been working on some beautification work on the entrances and around the clubhouse. The tree trimming program is underway. Some of the grass areas are not going to come back, unfortunately that is a Northern Nevada issue and a consequence of the very dry winter. The painting is done, except the fences, and we will begin looking at the paint again for next year.

V. COMMITTEE REPORTS

1. **Architectural Review Committee:** Mr. Lipari reported that there was nothing new just some Homeowners that are finishing up projects.
2. **Building and Grounds Committee:** Nothing reported.
3. **Personnel Committee:** Nothing reported.
4. **Newsletter Committee:** Again, Mrs. Lipari did a fantastic job on the newsletter.
5. **Financial Committee:** Nothing reported.
6. **Library Committee:** Nothing reported.
7. **Garden Committee:** Homeowner stated that the garden is planted, thanks to Bill Whipple and several other Homeowners.
8. **Website Committee:** Mr. York gave a brief presentation on the website. Thanks to Tim York who really did an amazing job.
9. **Safety Committee:** Nothing reported.
10. **Social Committee:** Mr. York stated that he has nothing to add.
11. **Governing Documents Committee:** The Board approval for the Governing Documents will be on the June agenda.

VII. PROPERTY REPORTS

1. **Architecture Requests – Maintenance Report:** Mr. Lipari reported that there were no new requests just some Homeowners finishing up projects. Mr. Lipari presented several work orders to maintenance personnel. Mr. Whipple stated that the pool is up and

running and he is making arrangements for the inspection. Mr. Lipari stated that he believes the Health Department has issued a sort of waiver so the pool can be opened and inspected at a later date because of the backlog.

2. **Community Managers Report:** Nothing to report at this time.

VIII. OLD BUSINESS

1. **Tennis Court Repair Status:** No proposals were available for review at this meeting.
2. **South Entrance Landscape Status:** Mr. Dunn stated that the South entrance is finished.
3. **Landscape Maintenance RFP Scope of Work:** A RFP was presented at this meeting for review at this meeting. Mr. Whipple and Mr. Lipari will review the RFP so that the contract can go out for bid.
4. **Revised Rules and Regulations Status:** As reported during the Committee reports.
5. **Website Status:** As reported during the Committee reports.

IX. NEW BUSINESS

1. **Homeowner Dryer Vent Program:** Mr. York stated that he is trying to get a contractor that can bid on the project because they are not all the same. The plan is to get a contractor that can clean them all at a reduced rate. There are several different configurations for the dryer vents at Parkwood so he is trying to coordinate with the contractor. Additional information will be provided on the website. He is hoping to have the project begin in June.
2. **Irrigation Clock Replacement:** Mr. Whipple stated that he has received some negative feedback regarding the digital option smart clocks. He is working on additional options.
3. **Creation of Advisory Board**
Mr. Dunn explained that the Board welcomes the idea of an advisory Board for Parkwood. Mr. Dunn stated that he as invited Mr. Mike Classen to be the chairman of the Advisory Committee and he has accepted. Mr. Frank Glasgow also volunteered for this committee. Mr. Dunn asked for a report as to what the responsibilities for the Advisory Committee will be. Mr. York stated that he would place a page on the website where Homeowners would be able to contact this committee.
4. **Homeowner issue: 438 Angela Place**
Mr. Dunn explained that there is an issue pending with the Homeowner of 438 Angela Place. Unfortunately, the Board believed that the issue was resolved, and now it has been decided that the issue is not resolved. Legal counsel has advised the Board to schedule a hearing with the Homeowner so that an appropriate decision can be made. Management was instructed
Motion: Carol Thorpe made a motion to schedule a violation hearing for the Homeowner at 438 Angela Place for the alleged damage to the Common Area. The Homeowner will be given 15 days Notice in accordance with NRS 116. The motion was seconded by Robert Lipari and unanimously approved.

X CORRESPONDENCE: None

XI 2ND MEMBER'S FORUM

1. **Homeowner:** Homeowner asked if the clubhouse roof has been fixed. Mr. Dunn stated that it had been.
2. **Bill Whipple (3932 Sara Court):** Mr. Whipple stated that the Agenda didn't include a time.

XII. NEXT BOARD MEETING

- A. **NEXT MEETING: June 12th or June 19th:** The meeting was scheduled for June 19, 2012.

XII. ADJOURNMENT: Carol Thorpe made a motion to adjourn the meeting. It was seconded by Robert Lipari and unanimously approved. The meeting adjourned at 6:47 pm.

Respectfully Submitted,

Recording Secretary

Board of Directors

**PARKWOOD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Tuesday, June 19, 2012
Held at Clubhouse at Parkwood

I. CALL MEETING TO ORDER

Allen Dunn called the meeting to order at 5:30 pm. Board members in attendance were President Allen Dunn, Vice President Jim Saylor, Secretary Robert Lipari, Treasurer Carol Thorpe and Director Tim York. Also present were thirteen (13) homeowners with Kevin Berg and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

II MEMBER'S FORUM – Agenda Items Only

A. Jim

Homeowner thanked Mr. Whipple for repairing his gate and sprinklers.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve May 15, 2012 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Jim Saylor made a motion to approve the May 15, 2012 minutes as written. The motion was seconded by Tim York and unanimously approved.

IV. FINANCIAL REPORTS

A. Review and Approve Financial Report for April 2012.

Ms. Thorpe gave a brief financial report. She indicated no out of line conditions and believes that we will end the fiscal year close to our budget projections.

Motion: Tim York made a motion to accept the financial report for April 2012 as presented. The motion was seconded by Jim Saylor and unanimously approved.

V. PRESIDENT'S REPORT

Mr. Dunn stated that he recently signed the last installment to Jim's Custom Painting and in July he will sign the final payment to KFC Builders for the siding project. The only major project that lies in front of us is the streets and we will begin the process of having them resurfaced which will continue over the next four years. We will continue with the tree trimming program. This month marks the end of my six years as president of Parkwood Homeowners Association and he has decided not to run for re-election this September. There will be three vacancies on this Board this year so he is hoping that some of the Members will run.

VI. COMMITTEE REPORTS

A. Architecture Review Committee

Mr. Lipari stated that he has received no new requests this month.

B. Building and Grounds Committee

Several requests were received regarding building and grounds which he has passed on to the maintenance personnel. Several of the requests noted had been completed prior to this meeting.

C. Website Committee

Mr. York stated that he has been working with the website and posting lots of items on it. He asked for recipe submissions for the website. He hoped that Homeowners were participating in the forum. Email him with any questions at Parkwoodreno.org.

D. Governing Documents Committee

Welcome back to Art Chapman. Ms. York stated that another workshop needs to be scheduled and she will get together with the Committee to complete the final touch-ups on the documents.

E. Newsletter Committee

Mrs. Lipari was not present at this meeting but Mr. Dunn again commented on the wonderful job she is doing.

F. Safety Committee

Mr. York reported that he believes that the Community is safer this month. He has been working on mapping the street lights for reference.

G. Financial Committee

None.

H. Social Committee

Mrs. Lipari was not present at this meeting but there is barbeque scheduled for next week so don't forget to check your calendars.

I. Garden Committee

Jim reported that the garden is coming along. The garden was planted using seeds this year so it is taking a bit longer for the plants to be ready to harvest and at some point he would like to have a discussion about a fundraiser for the garden. Management was instructed to place the matter on the July agenda.

VII PROPERTY REPORTS

A. Architectural Requests – Maintenance Report

Mr. Whipple stated that he has been working on trimming the trees. They have also been working on the fences on Lorraine Court, eleven have been completed and they are starting more next week. He estimates that the fences should be completed by the end of next week. Mr. Whipple also stated that he was working on the exit signs because many of them do not have battery backups. Mr. Dunn explained that European Birch trees are dying at an alarming rate in Nevada. Parkwood has been treating their Birch trees for several years which is helping as we have only lost one.

B. Community Manager's Report

Mr. Berg stated that he will be sending out the candidate solicitations for the annual meeting next month. He has received two proposals for landscaping services, and is working on the asphalt proposals.

VIII. OLD BUSINESS

A. Tennis Court Repair Status

Mr. Whipple stated that nothing has been done with the tennis courts but he is hoping to hear from the Contractor soon. Management was instructed to attempt to get a time frame.

B. Approve updated Rules & Regulations

There were no drafts available for review at this meeting.

C. Landscape Maintenance Proposals

Several proposals were presented at this meeting for review by the Board. Mr. Dunn did explain that the bidding process for HOA's is to ask all of the bidders to provide a proposal that fits the scope of work that they have been provided. Mr. Dunn recommended that we continue with MRO until such time that the proposals that were received can be examined. Management was instructed to copy and distribute the proposals to the Board for further review. Mr. Saylor noted that he did not see tree trimming in one of the proposals. This matter will be addressed at the July meeting.

Motion: Carol Thorpe made a motion to continue the issue until the July meeting when the proposals can be compared. The motion was seconded by Tim York and unanimously approved.

D. Dryer Vent Program Status

Mr. York stated that Joe with J & S Air Duct Cleaning 775-303-6761 has extended the price of \$50.00 per unit for dryer vent cleaning until the end of June. This maintenance must be performed every two years. The information has also been posted on the website.

E. Advisory Committee Status

Mike Lassen was present at this and presented a narrative regarding the status of the Health Departments inspection of the pool. He was happy to report that Washoe County has agreed to postpone one of the major issues with the pool until 2014. Mr. Dunn explained that the Board is well aware of the issues surrounding the aging pool at Parkwood. He would welcome any input from the Committee as to the avenues available to the Association regarding the pool. Mr. Dunn explained that what he actually desired for this meeting was an overview regarding the function that the Advisory Committee will serve for Parkwood. Mr. Lassen explained that his intention was for the Committee to suggest the issues that they feel need to be addressed by the Board. Mr. Lassen was instructed to submit a response to the Health Department regarding the pool issue to Management for review. Mr. Berg stated that each Committee must have a current Board Member in order to be a legal committee.

F. Status of Charter Contract

Charter Communications has requested confirmation of a contract between Charter Communications and Parkwood whereas they will pay Parkwood \$8,000.00 for granting them access to their existing underground cabling. Mr. Dunn explained that he has had the Association's General Counsel review the contract and she believed it to be sound.

Motion: Tim York made a motion to approve the contract as presented by Charter Communications. The motion was seconded by Jim Saylor and unanimously approved.

IX. NEW BUSINESS

A. No New Business at This Time.

X CORRESPONDENCE

None.

XI 2ND MEMBER'S FORUM

A. Diane

Homeowner agreed with having the dryer vents cleaned. She stated that she did not know where it was mentioned in the rules. She also stated that the Homeowner could choose any company to clean their vents that they want.

B. Art

Homeowner asked if it would be possible to review the RFP for the Asphalt repairs.

C. Jim

Homeowner stated that he cleans his dryer vent annually so would be still be required to provide a receipt for service? Homeowner again requested that the Board consider a fund raiser for the community garden.

D. Homeowner

Homeowner asked if weeding would be included in the Landscaping contract.

E. Frank Glasgow

Homeowner wanted to know if during the road construction project it would be beneficial to take care of any work on the utilities prior to the road being replaced.

F. Jeff Goldsmith

Homeowner believed that the duct cleaning company did a very professional job.

G. Bill Whipple

Homeowner asked if the Charter contract would be available for review.

XII. NEXT BOARD MEETING

A. July 10, 2012

XIII. ADJOURNMENT

Tim York made a motion to adjourn the meeting. It was seconded by Carol Thorpe and unanimously approved. The meeting adjourned at 6:55 pm.

Respectfully Submitted,

Recording Secretary

Board of Directors

**PARKWOOD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Tuesday, July 10, 2012
Held at Clubhouse at Parkwood

I. CALL MEETING TO ORDER

Allen Dunn called the meeting to order at 5:32 pm. Board members in attendance were President Allen Dunn, Vice President Jim Saylor, Secretary Robert Lipari, Treasurer Carol Thorpe and Director Tim York. Also present were thirteen (13) homeowners with Kevin Berg and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

II MEMBER'S FORUM – Agenda Items Only

1. Jim Howerton

Homeowner asked about the revisions to the new rules and regulations, he wanted to know if they were simply revisions or if there were new rules that Homeowners should have been made aware of. Mr. York stated that the proposed rules had been posted on the website for several weeks.

2. Jim Shoenberger

Homeowner asked about the revisions and had some specific questions regarding the changes.

3. Larry Schin

Homeowner had issues with the revisions that are being presented.

4. Sheryl Lipari

Homeowner explained that a committee was formed and volunteers were requested for the Rules and Regulations. She worked on the Committee and spent many hours revising the documents. She also stated that she is very unhappy with the current Landscaping Contractor and was happy to see that the Board was entertaining proposals.

5. Jim Howerton

Homeowner wanted to explain that the Board of Directors are elected volunteers and they work hard for Parkwood. If you have an issue submit a complaint they are people and people aren't perfect.

6. Paul Shoenberger

Homeowner commented about the clover in the lawn, he believes that it is good for the lawn.

7. Bill Whipple

Homeowner also had a comment regarding the revisions to the Rules and Regulations.

III. APPROVAL OF PREVIOUS MEETING MINUTES

1. Review and Approve June 19, 2012 Board Meeting Minutes

The meeting minutes were reviewed by the Board. Mr. York noted that under the Committee Reports a correction was needed.

Motion: Tim York made a motion to approve the June 19, 2012 minutes as corrected. The motion was seconded by Jim Saylor and unanimously approved.

IV. FINANCIAL REPORTS

1. Review and Approve Financial Report for May 2012.

Ms. Thorpe gave a brief financial report. She believes that, based on the current financial statements, we will make the budget for the current fiscal year.

Motion: Tim York made a motion to accept the financial report for May 2012 as presented. The motion was seconded by Jim Saylor and unanimously approved.

V. PRESIDENT'S REPORT

Mr. Dunn stated that he had nothing specific to add except that applications for Board candidates have gone out and he would encourage anyone to apply.

VI. COMMITTEE REPORTS

1. **Architecture Review Committee**
Nothing specific to report at this time.
2. **Building and Grounds Committee**
Nothing specific to report at this time.
3. **Personnel Doc's Committee**
Nothing specific to report at this time.
4. **Financial Committee**
Nothing specific to report at this time.
5. **Library Committee**
Nothing specific to report at this time.
6. **Garden Committee**
Just a reminder of the fund raiser scheduled for this Sunday. We are beginning the harvest, please be careful not to trample the plants. Mr. Whipple also stated that the garden party fundraiser may be a bit shorter because they haven't gotten a lot of response.
7. **Website Committee**
Mr. York stated that he has placed the Garden Fund raiser on the calendar and Homeowners can RSVP right on the website. He also announced that he has made a few modifications to make navigation easier. Homeowners should try to check in with the website at least once per week as he tries to update the site regularly with all of the latest and greatest news.
8. **Safety Committee:** Nothing specific to report at this time.
9. **Governing Documents Committee:** Nothing specific to report at this time.
10. **Social Committee:** Mrs. Lipari explained that there was an error on the calendar regarding the Board meeting. She did not schedule a pot luck due to lack of attendance.

VII. PROPERTY REPORTS

1. **Architecture Requests – Maintenance Report**
Mr. Whipple stated that someone called TMWA while he was doing sprinkler testing, he asks that people just call the Board first so Parkwood doesn't get a fine. Mr. Lipari stated that he has received an architectural request from Tim York (423 Octavia Ct.) to install gutters. He is recommending approval for the request.
2. **Community Managers Report:** Nothing specific to report at this time.

VIII. OLD BUSINESS

1. **Tennis Court Repair Status:** Mr. Whipple stated that there has been no response from the contractor. Mr. Lipari agreed to try to find another contractor to do the work.
2. **Approve updated Rules & Regulations**
Mr. Dunn stated that recognizing the issues that were brought up by the Residents this evening, would the Board want to vote on the revisions tonight or possibly go back to the Committee and see if some of the recommendations could be addressed. Mr. Saylor thought that the advisory Committee could be invited to meet with the Rules and Regulations Committee so that a discussion could be had.
Motion: Jim Saylor made a motion to postpone this issue until such a meeting can be had. The motion was seconded by Tim York and unanimously approved.
3. **Landscape Maintenance Proposals**
Mr. Saylor stated that he toured some of the Communities that are currently being serviced by JP & Son Lawn and Landscaping and was very impressed with the conditions. Mr. Whipple was concerned about the contract, but stated that he also toured some of the Communities currently being serviced by JP and Son and was equally impressed. Mr. Dunn has agreed to contact MRO Gardening regarding the termination of their services.
Motion: Jim Saylor made a motion to approve the proposal as presented by JP & Son for landscaping services. The motion was seconded by Tim York and unanimously approved.

Motion: Jim Saylor made a motion to give MRO notice to terminate services effective September 1, 2012. The motion was seconded by Tim York and unanimously approved.

4. Street Repair/Asphalt Proposals

Several proposals were presented at this meeting for review by the Board. Mr. Dunn explained that each of the contractors was provided with a "Scope of Work" to prepare their proposal. Management was instructed to contact the utility companies to see if any upcoming work is scheduled that can be done when the streets are taken out.

Motion: Jim Saylor made a motion to accept the proposal as presented by Advanced Asphalt subject to their availability to complete the project within the time frame requested by the Board. The motion was seconded by Tim York and unanimously approved.

5. Dryer Vent Program Status

Mr. York stated that he believes that approximately 35% of the dryer vents were done. He should be getting some final numbers from the contractor soon. The next campaign is to inspect the properties that do not have proper covers. Mr. Saylor believes that the Residents should be notified that the covers will be inspected, possibly an announcement on the website would be appropriate.

6. Advisory Committee Status: Definition of Committee

Mr. Dunn stated that he believes that this matter should be postponed until a plan can be formed as to what this committee will actually be responsible for. Mr. Saylor believes that this should definitely be considered because it seems to be a popular position.

Motion: Jim Saylor made a motion to postpone the discussion regarding the Advisory Committee until the August meeting. The motion was seconded by Tim York and unanimously approved.

IX. NEW BUSINESS: There is no New Business at this time.

X CORRESPONDENCE: None.

XI 2ND MEMBER'S FORUM

1. Jim Shoenberger: When is the Rules and Regulations Committee meeting? The meeting was scheduled for July 30, 2012 at 10:30 am.
2. James Jen: Homeowner asked if every Homeowner was qualified to run for the Board. He was concerned as to what being in "Good Standing" was referring to.
3. Sheryl Lipari: Homeowner asked if something could be placed on the website to recruit volunteers. She thanked the Board for replacing MRO. She also stated that the Homeowners voted for the Board and in her opinion they have placed their faith in the members and if change is desired she could run for the Board and implement them.
4. Jim Saylor: Homeowner wanted to make the case for the Advisory Committee so that the Board would be able to benefit from the knowledge available to them.
5. Erika Barrett: Homeowner asked if the Meeting Minutes can be posted on the website. Mr. York stated that he has been putting them up once they are approved.
6. Bill Whipple: Homeowner asked if the Committee Members can be listed on the website.

XII. NEXT BOARD MEETING

1. **August 14, 2012**

XIII. ADJOURNMENT: Jim Saylor made a motion to adjourn the meeting. It was seconded by Tim York and unanimously approved / by General Consent. The meeting adjourned at 7:08 pm.

Respectfully Submitted,

Recording Secretary

Board of Directors

**PARKWOOD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Tuesday, August 14, 2012
Held at Clubhouse at Parkwood

I. CALL MEETING TO ORDER

Allen Dunn called the meeting to order at 5:31 pm. Board members in attendance were President Allen Dunn, Vice President Jim Saylor, Secretary Robert Lipari, Treasurer Carol Thorpe and Director Tim York. Also present were nine (9) homeowners with Kevin Berg and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

II MEMBER'S FORUM – Agenda Items Only

No Homeowners spoke, no action was taken.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve July 10, 2012 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Tim York made a motion to approve the July 10, 2012 minutes as written. The motion was seconded by Carol Thorpe and unanimously approved.

IV. FINANCIAL REPORTS

A. Treasurer's Report & Review and Accept Financial Report for June 2012.

Ms. Thorpe gave a brief financial report highlighting the Associations financial status of the Association at Fiscal year end. Once the financial report is accepted by the Board, they will be sent off to the CPA to be audited.

Motion: Jim Saylor made a motion to accept the financial report for June 2012 as presented. The motion was seconded by Tim York and unanimously approved.

V. PRESIDENT'S REPORT

Mr. Dunn stated that since the September meeting is the Annual Meeting he will be giving an extensive report at that time. He also stated that this is his final Board Meeting as President and he has enjoyed his many years of service to Parkwood.

VI. COMMITTEE REPORTS

A. Architecture Review Committee

Mr. Lipari discussed a request that he has received for architectural approval. Mr. Schoenleber has requested a SunSetter Awning Project be approved to be installed on his home.

Motion: Jim Saylor made a motion to approve the request with the exception of the Board's review of the color selection. The motion was seconded by Tim York and unanimously approved.

B. Building and Grounds Committee

Sheryl Lipari had submitted a request to have a juniper bush removed, but the work has already been completed.

C. Web Site Committee

Mr. York stated that the website will be updated this evening with the approved meeting minutes. Mr. Dunn again complimented him on the website.

D. Personnel Committee

Nothing to report.

I. Social Committee

Mrs. Lipari stated that there is a potluck scheduled for the 25th. She stated that she has already received two RSVP's for the potluck through the website.

VII. PROPERTY REPORTS

A. Architectural Requests

As discussed during the Committee Report.

B. Work Orders

As discussed during the Committee Report.

C. Maintenance Report

Mr. Whipple stated that he had to replace two clocks and 10 doors have been sealed. He has been in contact with a tennis court professional who believes that part of the problem with the courts is the landscaping that is surrounding the courts due to water seeping under the courts. Mr. Dunn explained that at one point there was a discussion about the landscaping near the tennis courts.

D. Community Manager's Report

Mr. Berg stated that the annual packet has been mailed and Homeowners should start receiving them within the next few days.

VIII. OLD BUSINESS

A. Tennis Court Repair Status

Mr. Saylor asked about the funds that were approved for the tennis court repairs, and now those funds may need to be reallocated into something else. Mr. Whipple agreed to meet with the pool specialist so that the maintenance can be completed. Mr. Dunn agreed to create a design concept for the landscaping modifications so that the project can go out for bid.

B. Approve updated Rules & Regulations

Ms. Thorpe stated that the rules and regulations have been revised and revised again and she believes they are finally ready for Board approval. Ms. Thorpe said thanks to all of the Homeowner's who attended the meetings.

Motion: Tim York made a motion to approve the Rules and Regulations as presented. The motion was seconded by Jim Saylor and unanimously approved.

C. Advisory Committee Status: Definition of Committee

Mr. Dunn stated that a few meetings back there was a thought that an Advisory Committee could be established to assist the Board. The Committee has been created. Several Homeowners have volunteered to work on the Committee. Mr. Dunn has agreed to help with the committee as well. The purpose of the Committee is to assist the Board with understanding the Homeowner's prospective. Mr. Dunn was selected as the chairman of the Advisory Committee through the end of his term.

Motion: Tim York made a motion to create the Advisory Committee and appoint Allen Dunn as the Chairman. The motion was seconded by Jim Saylor and unanimously approved.

IX. NEW BUSINESS

A. Street Repair/Concrete Work Proposals

Several proposals were reviewed at this meeting. Mr. Dunn explained that the Street work has already been approved so the proposals are for the concrete work only.

Motion: Carol Thorpe made a motion to approve the proposal as presented by Super Curb Concrete in the amount of \$5,029.50. The motion was seconded by Tim York and unanimously approved.

B. Announce Candidates for Board of Directors

Mr. Dunn stated that there are three positions available. The candidates running are:

Robert Lipari
Tim York
Robert Chapman
James Jen

Good luck to you all.

X CORRESPONDENCE

None.

XI 2ND MEMBER'S FORUM

A. Homeowner

Homeowner stated that there is a gray area about the common area and limited common area for his property.

B. Homeowner

Homeowner asked if any money was made from the gate that has been removed. Mr. Whipple is trying to obtain a fair price for the metal.

C. Homeowner

Homeowner asked if somehow a meeting can be scheduled to discuss the different duties of each committee.

D. Jim Saylor

Homeowner stated that he wants to thank Mr. Dunn for all of his hard work.

XII. NEXT BOARD MEETING

A. September 11, 2012 Annual Homeowners Meeting

XIII. ADJOURNMENT

Carol Thorpe made a motion to adjourn the meeting. It was seconded by Tim York and unanimously approved. The meeting adjourned at 6:42 pm.

Respectfully Submitted,

Recording Secretary

Board of Directors

PARKWOOD HOMEOWNERS ASSOCIATION ANNUAL MEMBERSHIP MEETING

Tuesday, September 11, 2012 Held at Parkwood Clubhouse, Reno, NV

I. CALL MEETING TO ORDER

Allen Dunn called the meeting to order at 5:30 pm.

Welcome Members. List of Homeowners present is on file with Management.

Board members in attendance were President Allen Dunn, Vice President Jim Saylor, Treasurer Carol Thorpe, Secretary Robert Lipari, and Director Timothy York. Also present were Kevin Berg and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

II. SELECTION OF INSPECTORS OF ELECTION: Ask for three volunteers to count and tabulate ballots.

III. PROOF OF NOTICE OF MEETING

Kevin Berg of Eugene Burger Mgmt. Corp presented the proof of mailing that all of the association members were provided with proper notice of the 2012 Annual Meeting.

IV. ASCERTAIN IF QUORUM IS PRESENT IN PERSON OR PROXY

A quorum is no longer needed to hold an Election of Directors.

V. MEMBERSHIP FORUM: No Homeowner spoke at this time in the meeting.

VI. APPROVAL OF 2011 ANNUAL MEETING MINUTES

A. Review and Approve the 2011 Annual Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Carol Thorpe made a motion to waive the reading and approve the minutes as presented. The motion was seconded by Jim Saylor and unanimously approved.

VI. OLD BUSINESS

A. President's Report on status since 2011 Annual Meeting

President Allen Dunn reviewed the association status since the last annual meeting and highlighted the following items: Mr. Dunn read his report entitled Parkwood.....Yesterday, Today and Tomorrow" to the Membership.

B. Treasurer's Report on financial status since 2011 Annual Meeting

Overview of the 2011/12 Year financial condition of the Association.

Ms. Thorpe stated added that annually we are required to have an audit done annually and the audit should be available in December for review.

VIII. ELECTION RESULTS

A. Opening and tabulation of sealed ballots for the election of three five homeowners to the Board of Directors

Three volunteers were selected from the membership to count ballots. Cheryl Lipari, Judy Goldberg and Carol Engals volunteered. Three positions were available and four candidates ran. The candidates are Art Chapman (71 votes), James Jen (49 votes), Robert Lipari (51 votes) and Timothy York (62 votes).

IX. ADJOURNMENT

A. Adjourn 2012 Annual Meeting

Carol Thorpe made a motion to adjourn the 2012 Annual Meeting. The motion was seconded by Jim Saylor and unanimously approved / approved by General Consent. The meeting adjourned at 6:11 pm.

Respectfully Submitted,

Recording Secretary

Board of Directors

**PARKWOOD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Tuesday, October 9, 2012
Held at Clubhouse at Parkwood

1. CALL MEETING TO ORDER

Jim Saylor called the meeting to order at 5:29 pm. Board members in attendance were President Jim Saylor, Secretary Robert Lipari, Treasurer Carol Thorpe and Director Tim York. Absent was Art Chapman. Also present were ten (10) homeowners with Kevin Berg and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

2. MEMBER'S FORUM – Agenda Items Only

A. Homeowner.

Homeowner stated that the calendar was incorrect in that the calendar noted the Board Meeting was on the 9th and at the bottom of the calendar the date was the 16th. Mr. Saylor explained that the meeting date was changed.

B. Jackie Wilson (328 Lorraine Ct.)

Homeowner thanked the Board for allowing the pool to stay open her grandchildren have enjoyed it.

C. Cheryl Lipari

Homeowner was concerned about the snow removal issues and that last year there was discussion regarding not clearing the driveways and she wanted to make sure that it was discussed this year.

3. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve August 14, 2012 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Carol Thorpe made a motion to approve the August 14, 2012 minutes as written. The motion was seconded by Tim York and unanimously approved.

4. FINANCIAL REPORTS

A. Review and Approve Financial Report for July and August 2012.

Ms. Thorpe gave a brief financial report and noted no out of line conditions. She also announced that Parkwood received \$8,000 for the Charter contract whereas the Board agreed to allow them access to the community for marketing and installations.

Motion: Tim York made a motion to accept the financial report for July and August 2012 as presented. The motion was seconded by Jim Saylor and unanimously approved.

5. PRESIDENT'S REPORT

Mr. Saylor stated that this is his first meeting as President of Parkwood Homeowners Association. He explained that there has been a lot of progress made in the Association but that he believes there are still two major projects that need attention both streets and trees which he will be addressing at a later date.

6. MAINTENANCE REPORT

Mr. Whipple stated that they have been working on the S. Entrance electrical and installing a sleeve for electrical. That project is complete and the asphalt has been patched. He added that five decks were completed for \$1,680.00 and he wanted to recommend that the Board allocate some additional funds as there are 4-5 additional decks that could use some repair. The pool will be closing this Sunday and then it will be winterized. Mr. Whipple also stated that he has had some requests for a "dog day" at the pool. The Board was split on the issue and determined that it may be something that could be discussed in the future.

7. COMMITTEE REPORTS

A. Infrastructure Committee

Mr. York explained that the new "Infrastructure Committee" would be a combination of Safety, Security and Communications. Mr. York reported that he has no safety or security issues to report. As far as the website he wanted to remind Homeowners that there is a section for the forum where Homeowner can post comments regarding Community Issues the password to access the forum is "Millbrook". Mr. Saylor added that there are people who keep track of the incident reports within the Community. He explained that he is not sure what can be done by the Board regarding an issue that has been reported to the police. Mr. York

responded that domestic issues can not really be addressed other than to notify the Homeowner of potential property damage. On the other hand, nuisances to neighbors can be addressed by the Board.

B. Social/Newsletter Committee

Mr. Lipari explained that these two committees would easily be reported together for obvious reasons. Mrs. Lipari stated that the Social Committee has several events posted on the calendar and suggests everyone try to attend because it's a lot of fun. She was concerned that she has not been working on the newsletter for this quarter because she was under the impression that there were some upcoming changes so she is waiting to see what is going on with that.

C. Building & Grounds/Architectural Committees

Mr. Lipari presented several Architectural applications and work orders to the Board for review/approval. Also included was a proposal from River City Plumbing to replace a water main at 4022 Millbrook which is causing the area to be "soggy".

Motion: Carol Thorpe made a motion to allocate an additional \$1,800.00 to deck repairs, the Board will review the matter as requested by Mr. Whipple. The motion was seconded by Tim York and unanimously approved.

D. Advisory Committee

Mike Classen stated that the Committee has done research regarding the staining in the bottom of the pool that were noted by the Health Department. The Committee has discussed the issue and believes that the matter can not be addressed until such time as the Board makes a decision as to what will be done about the pool. The Board instructed the Committee to respond to the Health Department that the issue of the staining in the pool will be addressed by the Board during the next Budget Process. The Advisory Committee will be charged with addressing long term projects for the Association. Mr. Saylor explained that he recently met with Mr. Dunn and that Mr. Dunn was unable to continue as Chairman of the Advisory Committee. Mr. Saylor asked if Mr. Classen would be willing to be chairman of the Advisory Committee. Mr. Classen agreed to be the Chairman with Cheryl Lipari, Allen Dunn and Frank Glasgow as members.

8. PROPERTY REPORTS: Architectural Requests; Work Orders

Mr. Whipple discussed several work orders that had been completed and others that were in progress.

9. OLD BUSINESS

A. Discuss/Approve/Disapprove Plan for Concrete Work on Clyde Ct. and Millbrook

Mr. Whipple explained the issues surrounding the concrete work on Clyde Ct. and Millbrook Lane.

Motion: Robert Lipari made a motion to approve the concrete work that was completed on Clyde Ct. and Millbrook. The motion was seconded by Tim York and unanimously approved.

B. Discuss/Approve/Disapprove Plan for Asphalt Work on Millbrook after TMWA's response regarding Marigene Ct.

Mr. Saylor stated that previously it had been decided that the Board would begin the project of working on the streets. Since that time many issues have been raised about the problems that have arisen with regard to utilities that are tied to the work needed with the streets. Mr. Saylor wants to take a step back and determine if there is a plan that can be worked in conjunction with the work proposed by the utility companies. He would like to assign an advocate that can work on behalf of Parkwood to allow us to gain the most benefit from the work currently scheduled. The issue of the streets can be addressed again in the spring.

10. NEW BUSINESS

A. Discuss/Approve/Disapprove Snow Removal Proposals

Several proposals were reviewed by the Board. Mr. Whipple expressed concern that he was not considered for a proposal and he has been doing the snow removal for the past 18 years.

Motion: Tim York made a motion to accept the proposal as presented by JP & Son Landscaping for snow removal services. The motion was seconded by Robert Lipari and unanimously approved.

B. Discuss/Approve/Disapprove RV Lot Fix-up: Funds deed to be allocated to start this fix-up process (not to exceed the income we are receiving from the RV Lot.)

This matter was postponed until the November meeting.

C. Discuss/Approve/Disapprove Distribution of Alarm Code and Kitchen keys to all Board Members.

This matter was postponed until the November meeting.

D. Discuss/Approve/Disapprove HAS Software: Board to issue a Cease & Desist Order to terminate the parkwoodhoa website.

This matter was postponed until the November meeting.

11. CORRESPONDENCE

None.

12. RESIDENTS FORUM

A. Homeowner

Homeowner stated that the common area between Ruth Ct. and Bluegrass is an embarrassment.

B. Erica Barret

Homeowner was concerned about Commercial Vehicles parked at the Association that do not belong to a resident of Parkwood. Mr. Lipari agreed to look into the purchase of parking permits for Residents.

13. NEXT BOARD MEETING

November 13, 2012

14. ADJOURNMENT

Carol Thorpe made a motion to adjourn the meeting. It was seconded by Tim York and unanimously approved. The meeting adjourned at 6:58 pm.

Respectfully Submitted,

Recording Secretary

Board of Directors

**PARKWOOD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Tuesday, November 13, 2012
Held at Clubhouse at Parkwood

1. CALL MEETING TO ORDER

Jim Saylor called the meeting to order at 5:32 p.m. Board members in attendance were President Jim Saylor, Vice President Art Chapman, Secretary Robert Lipari, Treasurer Carol Thorpe and Director Tim York. Also present were eight (8) homeowners with Kevin Berg and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

2. MEMBER'S FORUM – Agenda Items Only

A. Jim

Homeowner asked if the Board has made a determination regarding the staining in the Pool.

B. Les Madden (420 Octavia Court)

Homeowner asked about snow removal and he wanted to know why Bill Whipple Services were not asked to submit a proposal. Mr. Lipari explained that Bill Whipple Services was asked to submit a proposal and the proposal was simply never received. Additionally, there were issues regarding equipment and insurance which will be needed for snow removal services.

3. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve October 9, 2012 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Tim York made a motion to approve the October 9, 2012 minutes as written. The motion was seconded by Robert Lipari. The motion was approved with (JS, CT, TY, RL) in favor and (AC) abstained.

4. FINANCIAL REPORTS

A. Review and Approve Financial Report for September 2012.

Ms. Thorpe gave a brief financial report. Ms. Thorpe added that she met with Beth Kohn of Kohn Colodny regarding the audit and the audit came back clean with no conditions.

Motion: Tim York made a motion to accept the financial report for September 2012 as presented. The motion was seconded by Robert Lipari and unanimously approved.

5. PRESIDENT'S REPORT

Mr. Saylor stated that he does not have a lot to say at this time. Thanks to the Advisory Committee the issue with the pool has been postponed. Additionally, JP & Son is the new landscape contractor and appears to be doing a good job.

6. MAINTENANCE REPORT

Sprinklers have been turned off and the irrigation system will be winterized over the next few weeks. Lighting in the RV park has been improved. The decking project has begun and Mr. Whipple will contact the Homeowners to schedule the repairs.

7. COMMITTEE REPORTS

A. Infrastructure Committee

The Committees have been consolidated. Mr. York stated that the storm drains need to be cleared as well as the gutters to avoid water damage issues. An actual checklist will be on the website. Also a note on how "not to" make your home look like you are not home when you leave for the holidays. Mr. York also described an incident where a Real Estate lock box was accessed to a home that was for sale and a refrigerator was stolen. He urged Residents to be diligent in reporting any activity that seems suspicious.

B. Social/Newsletter Committee

Mrs. Lipari was not present at this meeting. Mr. Saylor encouraged Residents to attend the Social functions at Parkwood. They are really a lot of fun.

C. Building, Grounds and Architectural Committee

Mr. Lipari stated that there has not been a lot of activity with the exception of tree trimming and leave clearing.

D. Advisory Committee

Mr. Clawson stated that he just wanted to add that having a Real Estate lockbox on a property does not necessarily prove that the home is vacant, but a sign in the window that says "For Rent" certainly does.

8. PROPERTY REPORTS: Architectural Requests; Work Orders

Ms. Thorpe asked about the outside light replacements and if Residents are going to have to fill out work orders to get them fixed. Mr. York stated that he would walk the community to get a list of the lights that are out.

9. OLD BUSINESS

A. Discuss/Approve/Disapprove RV Lot fix-up: Funds need to be allocated to start this fix-up process (not to exceed the income we are receiving from the RV lot)

Mr. York explained that he has been working on securing the RV Parking. Management has requested information to provide the billings for January 2013. Ms. Thorpe added that the exact amount available for improvements will be known at that time.

B. Discuss/Approve/Disapprove Distribution of Alarm Code and Kitchen keys to all Board members

Mr. Lipari stated that he had agreed to contact the alarm company but has not done so. Mr. Saylor was concerned because he was unable to gain access to the kitchen. It was discussed that Board Members should all have a full set of keys. This issue will be discussed at the next Board meeting.

C. Discuss/Approve/Disapprove HAS Software: Board to terminate Parkwood HOA website

Mr. York explained that we now technically now have two websites. He believes that the Parkwood HOA needs to be re-directed to the new www.parkwoodreno.org. Additionally, there is a payment to Parkwood HOA that is being provided by AT&T U-Verse to market at Parkwood. Half of the amount received is then sent on to a third party for which there seems to be a lot of confusion as to what service is being provided by said third party. It was determined that there is still a lot of research needed prior to making a final decision on this issue.

Motion: Carol Thorpe made a motion to instruct the Web Master of Parkwood HOA to have all traffic from this website be re-directed to www.parkwoodreno.org and disable all tabs or pertinent property information effective December 1, 2012. This notice will be sent by registered letter. The motion was seconded by Tim York and unanimously approved.

D. Discuss/Approve/Disapprove Report on Scope of Work for Snow Removal

Mr. Saylor stated that the Board has met with John with JP & Son regarding the snow removal contract. The snow will be plowed at 2" and the driveways will also be cleared. Maintenance personnel will take care of the sidewalks and distribute the ice melt. Mr. Lipari explained the necessity to purchase a new snow blower which will give us a brand new snow blower for our use as well as an "older" back-up.

10. NEW BUSINESS

A. Discuss/Approve/Disapprove Parkwood Association Pool Inspection: Discussion of alternative for addressing this issue.

Member of the Advisory Committee stated that he has met with the engineers and they have extended the issue of the pool stains until the pool opening in 2014. Ms. Thorpe added that this will give the Board ample time to determine the course of action needed by 2014.

Motion: Tim York made a motion to approve the inspection report as presented by the Advisory Committee whereas Ricardo P. Cruz a Registered Environmental Health Specialist from the Washoe County Health District has confirmed the 2014 abatement date for the pool at Parkwood HOA. The motion was seconded by Robert Lipari and unanimously approved.

B. Discuss/Approve/Disapprove Allocation monies for tree trimming

Mr. York stated that he had noticed that the recent tree trimming project did not really add up to much tree trimming. Mr. York asks that this issue be restored to the next budget so that ample funds can be allocated.

Motion: Carol Thorpe made a motion to reinstate "Tree Trimming" as a line item to the 2013/14 Budget. The motion was seconded by Tim York and unanimously approved.

Motion: Carol Thorpe made a motion to allocate an additional \$1,500.00 for emergency tree trimming. The line item used for this allocation will be 6590-300 – Maintenance Contingency and 6590-000 Misc. Operating and Maintenance. The motion was seconded by Robert Lipari and unanimously approved.

11. CORRESPONDENCE

Mr. Saylor read a letter from Sandy Hall thanking them for repairing her sidewalk.

Management announced that for all landscaping issues in the Community please contact Management.

12. 2ND MEMBER'S FORUM

A. Mike Clasen

Homeowner was concerned about an Oak Tree that he had previously obtained permission to plant in the common area. Unfortunately, JP and Son collided with the tree during their mowing and he is concerned about the health of the tree. Also he wanted to know if it would be possible to pay the HOA Fees on line.

13. NEXT BOARD MEETING

A. December 11, 2012

14. ADJOURNMENT

Carol Thorpe made a motion to adjourn the meeting. It was seconded by Tim York and unanimously approved. The meeting adjourned at 6:46 p.m.

Respectfully Submitted,

Recording Secretary

Board of Directors

PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday, December 11, 2012 Held at Clubhouse at Parkwood

1. CALL MEETING TO ORDER

Jim Saylor called the meeting to order at 5:32 p.m. Board members in attendance were President Jim Saylor, Vice President Art Chapman, Secretary Robert Lipari, Treasurer Carol Thorpe and Director Tim York. Also present were nine (9) homeowners with Kevin Berg and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

2. MEMBER'S FORUM – Agenda Items Only

A. Sheryl Lipari

Homeowner was concerned about the Parkwood HOA website and that it is not a very good representation of Parkwood and she would like to see the site discontinued.

3. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve November 13, 2012 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Art Chapman made a motion to approve the November 13, 2012 minutes as written. The motion was seconded by Tim York and unanimously approved.

4. FINANCIAL REPORTS

A. Treasurer's Report + Review and Accept: October 2012 Financials

A brief financial report was given by Carol Thorpe. She noted no out-of-line conditions and believes that Parkwood is in good shape fiscally.

Motion: Tim York made a motion to accept the financial report for October 2012 as presented. The motion was seconded by Art Chapman and unanimously approved.

5. PRESIDENT'S REPORT

Mr. Saylor stated that he did not have a prepared Presidents Report to present, but that he wished to move ahead to item 10, #1 New Business and hear a presentation from Mr. Allen Dunn.

6. MAINTENANCE REPORT

Mr. Whipple gave a brief maintenance report. Many roof leaks were noted and he has been working on those repairs. He wanted to know if the Board would be willing to share the cost of the fence repair for the fence that Parkwood shares with the Fosters. He believes the cost of this repair would be approximately \$240.00.

7. COMMITTEE REPORTS

A. **Infrastructure Committee:** Mr. York stated that he has been walking the Community to look for tree branches that need to be trimmed to avoid any issues. He added that most of the crimes in the area are reported on Gentry and Brinkby and not in Parkwood.

B. **Social/Newsletter Committee:** Mrs. Lipari stated that she is no longer working on the newsletter and unfortunately no-one has picked up this project. Mrs. Lipari is willing to help but is not able to take this project back. She suggested that a banner could be made to remind Homeowners that Parkwood does have a website. The Holiday potluck is scheduled for December 19 and she would like to present a gift card for the pianist again this year. Mr. Whipple added that the pianist may be bringing the saxophonist again this year so two \$50 gift cards this year.

C. **Building, Grounds & Architectural Committee:** Mr. Lipari stated that he has received an architectural request from Patricia Williams requesting the installation of photocell sensors to her unit. Mr. Lipari added that he has obtained proposals to replace the clubhouse roof which he presented to the Board for review.

D. Advisory Committee

Mike asked if there is any way that the Committee can assist the Board with the issues surrounding the pool repair/replacements. He wanted to know if the Board might be interested in discussing the options of geothermal heat for the pool. Mr. Saylor suggested that a Saturday Morning informal meeting with the Committee and the Board including any interested Homeowners might be beneficial to come up with what the options for the pool might be. The Board instructed the Advisory Committee to pursue the possible alternatives for the pool to be discussed at the "Cup of Joe" meeting on January 5, 2012.

8. PROPERTY REPORTS: Architectural Requests; Work Orders, EBMC

This issue was discussed during the Committee Reports.

9. OLD BUSINESS

A. Discuss/Approve/Disapprove Distribution of Alarm Code and Kitchen Keys to all Board Members

This matter was previously resolved whereas the Board Members have been issued keys. Mr. Lipari has been having a difficult time getting in touch of the alarm company. Mr. Whipple was instructed to provide Mr. Lipari the contact information for the alarm company.

B. Discuss/Approve/Disapprove HAS Software: Board to terminate Parkwood HOA website

Mr. York explained that the Board has previously requested that all of the traffic currently being received through the website Parkwood HOA be forwarded to the new website owned by Parkwood Homeowner's Association. The response from HASoftware Accounting responded that they were unable to assist us with that request. Mr. York contends that the AT&T contract does not list any obligation to HASoftware in any context. Therefore removing our obligation to HASoftware should in no way affect the contract between Parkwood HOA and AT&T. Mr. Saylor explained that the issue before us was that there was an informal agreement between Parkwood HOA and HASoftware whereas they are being paid ½ of the Commission received from AT&T Operations Inc. Mr. Saylor explained that the options are to either continue the informal agreement with HASoftware or discontinue the informal agreement with HASoftware. Mr. Saylor believes that notice should be provided plainly stating that Parkwood HOA believes that they have fulfilled their obligation to HASoftware.

Motion: Carol Thorpe made a motion to terminate the informal agreement with HASoftware effective December 31, 2012. Additionally, the payments for ½ of the AT&T Commissions will discontinue at that time as well. The motion was seconded by Tim York and unanimously approved.

C. Discuss/Approve/Disapprove swimming pool repairs.

This matter will be postponed until the January meeting.

10. NEW BUSINESS

A. Discuss/Approve/Disapprove Tennis Court Xeriscape Proposal

Mr. Alan Dun was present at this meeting and presented a recommendation for the issue of repairing the Tennis Courts. In the past it has been noted that there are serious problems that are being caused by drainage from the irrigation system. Mr. Dunn elaborated on this issue and proposed that a trench could be dug to divert the water from the courts. This resolution presents its own set of problems whereas the heavy equipment needed would cause damage to the existing courts and landscaping. Another option would be to install a material in a trench along the tennis court along with an additional product used at the end of the trench called a storm tank which would hold the water until it seeps into the ground. The installation process for this solution would be much more economical than replacing the landscaping or digging large trenches and filling them with gravel. The Board will review this issue in January when hopefully the costs can be reviewed.

11. CORRESPONDENCE

None.

12. 2ND MEMBER'S FORUM

None.

13. NEXT BOARD MEETING

January 8, 2012

14. ADJOURNMENT

Carol Thorpe made a motion to adjourn the meeting. It was seconded by Robert Lipari and unanimously approved. The meeting adjourned at 6:52 p.m.

Respectfully Submitted,

Recording Secretary

Board of Directors