

Saxony Owners Association
Board of Directors Meeting Minutes
March 17, 2009

- I. Call to Order 7:03 PM Present: Marcel Scheel, Phill Ramey, Tyler, Caren Park
- II. Establishment of Quorum
- III. Approval of Minutes from Previous Meetings
 - Approved via email unanimously.
- IV. Review of Monthly Financials
 - Operating Fund \$21,065.13
 - Envelope Investigation Fund \$179.74
 - Maintenance Fund \$81,818.52
 - Insurance Fund \$59,907.10
 - Financial commitments Pending payments \$8,700.00 (Greg's Gardening, Euromaintenance and Document copying for attorneys)
 - The independent audit and tax extension filing report for 2008 received by Board and accepted as delivered.
- V. Homeowner's Forum
 - Unit 34: Are homeowners responsible for skylight maintenance and repair? Refer to G & D for investigation?
 - Article 10.3 of the declarations suggests that owners are responsible for glass included in the unit and the Association is responsible for maintenance of the roof. Marcel recommends that it be considered an owner responsibility because a skylight considered a type of window which is designed for the exclusive use of the owner.
 - Request for extended guest parking for temporary long term guest – approved through May 31st. Motion made and unanimously approved.
 - Limo owner asked permission to temporarily park the larger limo in the garage until it gets repaired – about two to three weeks. Motion made and unanimously approved

- Radiant Heating – repair pump if they make huge amount of noise right away. Recommend buying a pump online instead of through the company because it's much less expensive.

VI. Updates

A. *Board member resignation*

- Tina Harcrow has resigned.
- Motion made and motion carries to appoint Tyler as Treasurer.

B. *Insurance policy decision*

- Baldwin Resource Group selected by Board for Insurance policy Broker. Motion made and approved unanimously on email.

C. *Goff & DeWalt updates*

- Homeowner Letter sent out requesting vote to make changes to declarations and proceed with litigation against declarant.
- SHURCO and Board to refer homeowner requests for information about pending litigation to G&D. G&D will field these requests for information.

VII. Ongoing Projects

A. *Rental cap agreement*

- Board needs to consider percentage of units allowed to be rented (15 to 20% is the norm), rental criteria guidelines (criminal background check and credit check), hardship clause.
- 90% of owners must vote in favor of a rental cap.
- Board members please review and contact Board President with questions and comments so that a motion by March 27th.

B. *Restoration of common element near lot 19*

- Waiting on 4 bids to come in order to select a vendor.

VIII. New Business

A. *Planter box proposal*

- Tyler walked through property with Greg to assess the project – determined initial estimate too low.
- Greg would honor the initial bid of \$2,200 pressure washing, bark and bulbs.
- For an extra \$1,500 – which would include larger plants in pots
- Motion to approve Greg's original proposal pressure washing, bark and bulbs. Three ayes and one nay. Motion carries.

B. *Drain cleaning proposal*

- Board President will contact G&D regarding next steps

C. *Ceiling leak repair proposal*

- Board President will contact G&D regarding next steps

D. *Alcohol and clubhouse usage*

- Motion to remove language about alcohol from the cabana use application. Motion carries.

E. *Letter to homeowners regarding billing of repairs*

- Declaration 21.2 states that owners are responsible for damage or loss to their units etc....
- Homeowners need to cover costs and access homeowner's insurance

F. *Board meeting scheduling*

- Maintain second Monday meeting time. Will meet on either the second or third Tuesday of the month for April and May.

IX. Executive Session

X. Adjournment 8:38PM