

Thursday, November 3, 2011, 7:00PM
4419 Park Green Court (Claudette Ostrander Residence)
MINUTES

- 1. Call to order and establishment of quorum**
President Claudette called the meeting to order at 7:00 PM.
Present Board members: Claudette Ostrander, Samira Al-Qazzaz, Curtis Wheeler, John Altieri, Fred Links and Marvin Potts.
Board Members Unable to Attend: Alexis Davidson
Community members attending: Richard Pryor
- 2. Setting of adjournment time**
It was moved, seconded and approved to adjourn at 8:00 p.m.
- 3. Open forum**
None
- 4. Approval of October 6, 2011 minutes**
Approved and seconded
- 5. Reports**

 - a. Treasurer**
Cash balance as of 10/31/2011 - \$76,539.74

The budget committee (Curtis Wheeler, Bill Ostrander and Jeff Brodd) have put together a draft of the pro forma 2012 budget.

Following a discussion of delinquent assessment, Curtis moved to start the pre lien process on lots 61 & 85. Seconded.
 - b. Communications**
Nothing to report.
 - c. Neighborhood Watch**
Fred announced that there are no incidences to report
 - d. Park/Pool**

 - Pool plumbing is fixed.
 - A probable removal of a sycamore tree in the north east corner of the park in the near future due to a broken large branch that damaged the tree.
 - Aztec Solar fixed, at no charge, a dripping water problem following shutting down the solar.
 - e. Social**
John had nothing to report
 - f. Architectural**
No report from Alexis. However Claudette reported that several board members did a walkthrough in the neighborhood looking for any violation of the CC&Rs. Letters will be send to those found in violation.
- 6. Old Business**
None

7. **New business**
 - a. Multiple complaints have been received regarding dogs that escape from Lot # 61.
 - b. A nomination Committee (Dick Pryor and Samira Al-Qazzaz) is formed to look into filling five vacant seats for the year 2012.

8. **Member Comments**

Claudette inquired if the Board has been keeping track of all the liens and recommended that a special file should be put together for that purpose and saved.

Dick Pryor suggested that a file for the architectural correspondence should be saved.

9. **Set Time and Location of Next Meeting**

Thursday, December 8 at 7:00 pm at Curtis Wheeler residence at 4412 Park Green Ct.

10. **Adjournment**

Moved, seconded, and approved to adjourn at 8:20.