



**June 16, 2011
BOARD MEETING**

Present: Jimm Elliott, Aaron McQuistan, Sean MacDonald, James Cerkoney and James Emory Tungsvik, MPM RMP Association Manager

Absent: Roger Maggio, Ben Vaughn and Sean Smith

Minutes: Minutes to May pending. Need to be completed by secretary and presented for approval.

Resident Forum:

Two owners showed up to discuss the ongoing issue with the dog that resides at Division 1 Lot 114. Since the agreement that was reached with the association and the owner of this lot the dog has been out several times without a collar, walking freely without supervision and defecating in owners yards with the lastest date being 6/16/11.

Motion was made by Sean MacDonald, seconded by James Cerkoney to assess a fine of \$200.00 for non compliance of not keeping the dog restrained to the yard. Motion passed unamisoulsy.

ACTION: Association Manager to send letter to owners of Division 1 Lot 114.

Committee Reports:

ACC: There were four (4) approved ACC applications.

Social: Working towards the 4th of July Celebration that will be held in the association.

Website: Webmaster has now started posting any deliquencies over \$1,000 with any owner that is not in an approved repayment plan.

Old Business:

Landscaping: HOA approved hiring a new landscaping company effective 7/1/11 at a cost savings of approx. \$600.00 per month. Association manager has now given current landscaping company notice to terminate and has signed the contract in the associations behalf with the new company.

Dead Plants in common areas: Sean Smith will be getting bids on replacement of the dead shrubs.

Old Business Cont.

Monthly neighborhood walkthrough: it was agreed that a couple of the Senior Returning board members would walk the association with the new board members to review compliance Issues, policies of enforcement in the association as well. Next one will take place about mid July.

New Business:

July – December 2011 invoices will be going out to owners in the next couple of weeks. Board will submit a letter to be included to owners. Due date for letter is Monday 6/20/11.

Management Company: ATC has been with the association since June 1, 2007. In order to do proper due dilligence it is agreed that the association will solict bids for a cost and service comparrison.

Motion made seconded and approved to adjourn at 6:52 pm

Respectfully submitted

James Emory Tungsvik, MPM RMP
Association Manager