

SaddleBrooke Villas Association, No. 20, Inc.
APPROVED MEETING MINUTES
SPECIAL Meeting of Board of Directors
Monday, February 20, 2012

1. CALL TO ORDER: President Melanie Neilson called the meeting to order at 10:15 A.M. and established that a quorum was present.

2. BOARD MEMBERS PRESENT (5): Melanie Neilson, Michael Moore, Esther Peabody, Ed Sand and Penelope Rauzi
BOARD MEMBER ABSENT (0):

RESIDENTS IN ATTENDANCE (15): Doris Kling, Phil Schetky, Jack Neilson, Mike Hatmaker, Liz Foreman, Dal Foreman, Peter Ster, Britt Northcutt, Harumi Fitzgerald, Chris Costello, George Nersesian, Pierre Fabinski, John Lytle, Frank Witkowski, and Peter Ster.

3. MINUTES: Esther Peabody moved and Ed Sand seconded approval of the January 11, 2012 Special Board Meeting minutes. Motion passed.

4. ACTION ITEMS:

- a. Penny Rauzi moved and Ed Sand seconded approval of appointment of 2012 Committee Members. Motion carried. This list shall be attached to the minutes and become a permanent part of this record.
- b. Ed Sand moved and Esther Peabody seconded approval of appointment of all Villas Owners as Villa Volunteers for insurance purposes. Motion carried.
- c. Ed Sand moved and Esther seconded approval of Northwest Pest Control contract at same cost as previous four years, \$495.00 bi-monthly (\$2,970 annually). Motion carried.
- d. Penny Rauzi moved and Ed Sand seconded approval of Sentricon Termite Warranty renewal at cost of \$5900 annually. This is the guaranteed five-year price through 2012. It is due to be paid in May. Motion carried.
- e. Penny Rauzi moved and Ed Sand seconded approval of a description of SB Villas Association No. 20, Inc. to use on Villa websites and as appropriate in villa documents and communications. Motion carried. A copy of that document will be attached and made a permanent part of this record.
- f. Ed Sand moved and Esther Peabody seconded approval of Signatures and Corporate Resolution need to establish an account with Washington Federal Bank where the CD rates are more favorable. Motion carried.

5. QUESTIONS/COMMENTS FROM PROPERTY OWNERS: Liz Foreman announced that she had received a communication from Jimmie Morris stating that no one acting for the Villas is authorized to enter his Villa.

- 6. ADJOURNMENT:** Ed Sand moved and Esther Peabody seconded motion to adjourn the meeting. Motion carried. The meeting adjourned at 10:10 a.m.

Penelope Rauzi
Secretary