

**APPROVED MEET THE CANDIDATES
SESSION MINUTES
AND
APPROVED BOARD OF DIRECTORS MEETING MINUTES
Thursday, November 15, 2012**

MEET THE CANDIDATES SESSION:

9:00 a.m. Call To Order: *Dal Foreman, Chairman of the Election Committee, called the session to order and introduced the Candidates for the Villas Board of Directors as follows: George Nersesian, Esther Peabody and Edwin Sand. The candidates briefly stated their platforms and offered to answer questions from the audience.*

Owners present: *Dal Foreman, Liz Foreman, Jack Neilson, Britt Northcutt, Helen Schetky, Joan Ebbeson, Doris Bickel, Mary Anne Butler, Ron Tuxbury, Melanie Neilson, Mike Moore, George Nersesian, Esther Peabody, Ed Sand, and visitor, Beverly Porras.*

HOA #1 Board of Director Candidates: *Dal Foreman introduced the three HOA #1 Board of Director Candidates that were available to be present which were: Jo Ann Ellison, Jim Daily and Paulette Stark. Each made his/her platform statement and answered questions from the audience.*

9:45 a.m. Meet the Candidate Session Adjourned

BOARD OF DIRECTORS MEETING

- 1. CALL TO ORDER:** President Melanie Neilson called the meeting to order at 9:47 a.m. and established that a quorum was present.

BOARD MEMBERS PRESENT (5): Melanie Neilson, George Nersesian, Michael Moore, Esther Peabody and Ed Sand

BOARD MEMBER CALLING IN (0): BOARD MEMBER ABSENT (0):

RESIDENTS IN ATTENDANCE: Dal Foreman, Liz Foreman, Jack Neilson, Britt Northcutt, Helen Schetky, Joan Ebbeson, Doris Bickel, Mary Anne Butler and Ron Tuxbury

- 2. MINUTES:** Minutes of the October 10, 2012 Special Board Meeting were approved.

- 3. REPORT OF HOA #1 BOARD LIAISON — absent**

- 4. PRESIDENT'S REPORT:** Melanie Neilson extended her appreciation to Dal Foreman and the members of the Election Committee for their efforts in securing 2013 Villas Board of Director Candidates. She also said that the Responsibility List for Villas Committee Chairs and BOD Members had been e-mailed for their review and revision by December 1.

5. TREASURER'S REPORT: In Mike Hatmaker's absence Ron Tuxbury reported that the current HOA #1 and Villas financial reports are not yet available; however, we are on budget and in good financial status.

6. COMMITTEE REPORTS:

- a. Financial Report:** 2013 budget is being prepared for approval in January.
- b. Landscaping:** Doris Kling e-mailed report
- c. Maintenance:** Ron Tuxbury reported that golf ball dings will be repaired by *Approved Painting* on Friday, November 16 at either no cost or a nominal fee. Quotes are being received for two driveways and one sidewalk repair/coating. The Villas south wall facing SaddleBrooke Boulevard is being repaired and its erosion problem is being corrected currently.
- d. Termites and Pests:** Liz Foreman e-mailed report
- e. ACLs/Documents/Rules:** Doris Bickel -- no activity to report
- f. Social:** Brenda Robertson -- no report
- g. Web Site Update:** Marilyn Moore -- no report
- h. Election Committee Report:** Dal Foreman e-mailed report

7. ACTION ITEMS:

- a.** Deferred until January 2013 approval of SaddleBrooke Villas Association No. 20, Inc. 2013 Budget.
- b.** Ed Sand moved and George Nersesian seconded approval of Unit 20's annual Christmas Gift of \$50 each to three Northwest Landscapers. Motion carried.
- c.** Ed Sand moved and Mike Moore seconded approval of SaddleBrooke Villas Association No. 20, Inc. 2013 monthly association fee remain \$155 for the third consecutive year. Motion carried.
- d.** Esther Peabody moved and Ed Sand seconded approval of Unit 20's \$150 donation to the 2012 HOA #1 Employees Appreciation Christmas Party. Motion carried.
- e.** Mike Moore moved and George Nersesian seconded approval that Pursuant to the Villas Bylaws, George Nersesian, Esther Peabody and Edwin Sand, being the only candidates for three vacant position, are duly elected to the Board effective 1/1/2013. Motion carried.
- f.** Esther Peabody moved and George Nersesian seconded approval of Wednesday, January 9, 2013 at 1:00 P.M. the date and time for the Special Board Meeting to administer the oath of office to George Nersesian, Esther Peabody and Edwin Sand, to elect Board Officers, and take any other actions as needed. Motion carried.
- g.** Ed Sand moved and Mike Moore seconded approval of signing the landscaping contract with Northwest Landscaping, effective January 1, 2013 at a cost of \$1,598 monthly to equal the annual fee of \$19,176.00. Motion carried.
- h.** George Nersesian moved and Ed Sand seconded approval of \$100 donation to Jim Cloer's Wildlife Foundation in appreciation of his assistance with pests. Motion carried.

8. CONFERENCE ITEMS:

- A. Old Business
- B. New Business

9. QUESTIONS/COMMENTS from Audience:

George Nersesian asked, "What is the status of the Villas' Attorney input." Melanie replied that she, Liz Foreman and Dennis Hill were to meet with the attorney on Monday, November 19 to discuss her review of Villas revised *Rules, Regulations and Policies* and the revised *Amended and Restated Bylaws*. There was a discussion of fee for this review.

George informed the group that HOA #1 had a new rental form that allowed more services to renters.

10. ADJOURNMENT: Ed Sand moved and Mike Moore seconded motion to adjourn the meeting. Motion carried. The meeting adjourned at 10:24 a.m.

Esther Peabody
Secretary