

APPROVED MEETING MINUTES
Meeting of Board of Directors
January 17, 2013

1. **Call to Order & Establish Quorum:** President Melanie Neilson called the meeting to order at 10:02 A.M. and established that a quorum was present.

2. Minutes: Ed Sand moved and George Nersesian seconded to approve the minutes of the Special Board Meeting of January 9, 2013. Motion passed.

Board Members Present (4): Melanie Neilson, Esther Peabody, George Nersesian and Ed Sand

Board Members Absent (1): Mike Moore

Residents In Attendance (8): Dal Foreman, Liz Foreman, Doris Bickel, Pierre Fabinski, Audrey Costello, Jack Neilson, Mike Hatmaker, Ron Tuxbury.

3. **Report of HOA #1 Board Liaison** — Jim Daily is the current Board Liaison. He said there has only been one meeting of the HOA #1 Board so far and that was to elect officers. Paul Fuchs is President, Jim Daily, Vice President, and JoAnn Ellison, Secretary.

There will be an executive session of the HOA #1 Board this afternoon. He stated there were no major costly plans for this year. Some golf course updates, common area update and swimming pool repairs are planned. Residents asked some questions: Melanie asked how HOA #1 uses the home sale resale fees and if it might be possible for the Villas to share in the fees generated by the sale of Villas. Jim said we could always try but doubted that HOA #1 would share their portion; however, the Villas could add their own CFS fee.

4. **President's Report:** Melanie said there would be no Committee reports today as they had been given last week. Today we would only concentrate on the *Second Amended Bylaws* and the *Rules, Regulations & Policies* documents.

5. **Treasurer's Report:** Report was made at the January 9 Board Meeting

6. **Committee Reports:** Were provided at the January 9 Special Board Meeting

7. The Board reviewed each page and made corrections as appropriate on both the Villas *Second Amended and Restated Bylaws* and the *Rules, Regulations & Policies* documents.

8. **Action Items:**

A. Approved as revised 1/17/2013 the "Second Amended and Restated Bylaws" to be sent to the attorney to put in final format. George moved, Ed Seconded. Motion Passed.

B. Approved as revised 1/17/2013 "Rules, Regulations and Policies" to be sent to the attorney to put in final format. George moved, Ed Seconded. Motion Passed

C. Tabled until February Board Meeting the Approval of 2013 Committee Members

9. **a. Old Business:** None; **b. New Business:** None;

10. **Questions/Comments From Audience:** Liz told audience that they must be responsible for contacting their own contractors for removal of inside pests, etc. Melanie reported that she had been contacted to fill out forms for Villa Sales and wondered about legality of doing so. George commented HOA #1 ALC prefers that the Villas approve its ALC projects and waiver before the Villas Owner comes to the HOA #1 ALC seeking project approval and paying their respective HOA #1 ALC fee.

11. Adjournment. Ed moved and George seconded motion to adjourn. Motion passed and meeting was adjourned at 11:50 A.M.

Esther Peabody, Secretary

Date _____