

**APPROVED MINUTES
SPECIAL MEETING OF BOARD OF DIRECTORS
JANUARY 9, 2013**

1. **CALL TO ORDER:** President Melanie Neilson called the meeting to order at 1:00 P.M. and established that a quorum was present.
2. **Oath of Office** was administered to 2013 – 2014 Board Members: George Nersesian, Esther Peabody and Ed Sand.

BOARD MEMBERS PRESENT (5): Melanie Neilson, George Nersesian, Michael Moore, Esther Peabody and Ed Sand. **Quorum is present.**

RESIDENTS IN ATTENDANCE (14): Nancy Horvat, Doris Bickel, Dal Foreman, Jack Neilson, Liz Foreman, Ron Tuxbury, Doris Kling, Gary Kling, Britt Northcutt, Mary Anne Butler, Mike Hatmaker, Phil Schetky, Helen Schetky and Pierre Fabinski.

3. **MINUTES:** George Nersesian moved and Ed Sand seconded approval of the November 15, 2012 Board Meeting minutes. Motion passed.
4. **Meeting adjourned to Executive Session** to elect 2013 Board Officers, ALC Chairperson, and to appoint non-board member Treasurer and Assistant Treasurer.
5. **Board Meeting reconvened:**
Mike Moore moved and Ed Sand seconded the election of 2013 Board Officers Melanie Neilson, President; Ed Sand, Vice President, and Esther Peabody, Secretary; and George Nersesian, Chair of ALC; and Mike Hatmaker, Treasurer and Ron Tuxbury, Assistant Treasurer. Motion passed.
6. **REPORT OF HOA #1 BOARD LIAISON — no report**
7. **PRESIDENT'S REPORT:** Melanie Neilson – New resident Nancy Horvat (purchased Rauzi's Villa) was introduced. Sale of Peter Ster's Villa is to close Saturday, January 12. She announced that the attorney's revisions of the Villas Bylaws and the Rules, Regulations & Policies were received a few days ago. Consequently the Board will meet Thursday, January 17 to review and approve for final typing these two documents.
8. **TREASURER'S REPORT:** Mike Hatmaker distributed and discussed the Treasurer's Report, Preliminary 2012 Variance Report, and proposed 2013 Budget. Although he had not yet received the year-end financial report from HOA #1, the historical information is considered preliminary, however, very accurate.
9. **COMMITTEE REPORTS:**
 - A. **Landscaping:** Doris Kling sent report via e-mail
 - B. **Maintenance:** Ron Tuxbury & Mike Moore distributed and discussed their report. Approved Painting Contractor has repaired and painted golf ball damage and touched up other areas as needed. Ron reported that the plan

- is for this contractor to inspect for damage, repair and paint golf ball damage semi-annually.
- C. **Termites and Pests:** Liz Foreman sent report via e-mail
- D. **ALC/Documents/Rules:** Doris Bickel agreed to remain as ALC Committee Member with George Nersesian serving as the Committee Chair.
- E. **Social:** Brenda Robertson: In Brenda's absence Melanie reported that to date 36 residents and guests are signed up to participate in the 5 p.m. January 19 Winter Celebration Dinner scheduled in the RoadRunner Grill.
- F. **Web Site Update:** Marilyn Moore – see report as stated on the Agenda for this meeting.

10. ACTION ITEMS:

- A See item 5 above – Board elected **George Nersesian as Chair of ALC.**
 - B. Ed Sand moved and George Nersesian seconded approval of 2013 Committee Chairs: **Doris Kling**, Landscape Committee Chair; **Ron Tuxbury and Michael Moore** – Maintenance Committee Co-Chairs; **Liz Foreman** – Termite & Pest Committee Chair; **Mike Hatmaker** and **Ron Tuxbury** – Treasurer/Assistant Treasurer & Finance Committee Co-Chairs; **Britt Northcutt** – Unit Representative; **George Nersesian** – Documents/Rules/ALC Chair; **Brenda Robertson** – Social Committee Chair; **Dal Foreman** – Elections Committee Chair; **Helen & Phil Schetky** – Neighborhood Watch Chairs; and **Marilyn Moore** – Website Chair. Motion passed.
 - C. George Nersesian moved and Ed Sand seconded approval of the amended **Resolution of Recognition, Thanks and Appreciation** of 2012 volunteers. Motion passed.
 - D. Ed Sand moved and George Nersesian seconded approval of the **Notice of Annual Meeting** of Owners/Members to be mailed 1/18/2013. Motion passed.
 - E. Confirmed Board will meet January 17, 2013.
 - F Mike Moore moved and Ed Sand seconded approval of the **2013 Budget.**
11. Deferred discussion of "It's a new day in the Villas" until January 17 Board Meeting
12. **QUESTIONS/COMMENTS from Audience:**
Mike Moore announced that if anyone had not received the new Robson phone book to let him know and he would deliver one to them.
13. **ADJOURNMENT:** Ed Sand moved and Mike Moore seconded motion to adjourn the meeting. Motion passed. The meeting adjourned at 2:05 p.m.