

**APPROVED MEETING MINUTES
Special Meeting of Board of Directors
Monday, February 18, 2013**

1. **CALL TO ORDER:** President Melanie Neilson called the meeting to order at 11:08 a.m. and established that a quorum was present.
2. **BOARD MEMBERS PRESENT (4):** Melanie Neilson, Michael Moore, Ed Sand and George Nersesian
BOARD MEMBER ABSENT (1): Esther Peabody

RESIDENTS IN ATTENDANCE (10): Gary and Doris Kling, Mike Hatmaker, Dal and Liz Foreman, Phil Schetky, Pierre Fabinski, Doris Bickel, Dennis Hill and Stanley Knowles
3. **MINUTES:** Ed Sand moved and George Nersesian seconded approval of the January 17, 2013 Special Board Meeting minutes. Motion passed.
4. Doris Bickel, George Nersesian, Ron Tuxbury and Melanie Neilson reported the outcomes of their fact finding meeting with HOA #1 ALC Co-Chair Paulette Starke regarding concrete coating guidelines interpretations. Confirmed that HOA #1 will require Villas ALC permit approval be secured **before** appearing at the HOA #1 ALC seeking its permit approval and paying the required permit fee.
5. **ACTION ITEMS:**
 - A. Deferred approval of 2013 Committee Members until March 21 Board Meeting.
 - B. George Nersesian moved and Michael Moore seconded approval of appointment of all Villas Owners as Villa Volunteers for insurance purposes. Motion passed.
 - C. Ed Sand moved and George seconded approval of the Northwest Pest Control Contract at same cost as previous four years @ \$495.00 bi-monthly = \$2,970 annually (May 1, 2013 – April 30, 2014). Motion passed.
 - D. George Nersesian moved and Ed Sand seconded approval of renewal of the Northwest Exterminating Sentricon Termite Warranty at cost of \$5,900 annually. (It is due to be paid in May.) Motion passed.
 - E. George Nersesian moved and Michael Moore seconded approval of the 2013 Villas Long Range Financial Plan.
 - F. Mike Moore moved and Ed Sand seconded deferring action on the proposed amendments of the Villas ALC Guidelines for further discussion at the March 13 Work Session with amended Guidelines to be approved at the March 21 Board Meeting. Motion carried.
6. **QUESTIONS/COMMENTS FROM AUDIENCE:**

7. **ADJOURNMENT:** George Nersesian moved and Ed Sand seconded motion to adjourn the meeting. Motion carried. The meeting adjourned at 11:50 a.m.

Edwin Sand, Vice President (Acting Secretary)