

**APPROVED MEETING MINUTES
Meeting of Board of Directors
March 21, 2013**

1. **Call to Order & Establish Quorum:** President Melanie Neilson called the meeting to order at 10:00 A.M. and established that a quorum was present.

2. **Approval of Minutes:** George Nersesian moved and Esther Peabody seconded approval of the minutes of the Special Board Meeting of February 18, 2013.

Board Members Present (3): Melanie Neilson, Esther Peabody and George Nersesian,

Board Members Absent (2): Mike Moore and Ed Sand

Residents In Attendance (7): Jack Neilson, Mike Hatmaker, Ron Tuxbury, Mike Hatmaker, Gary Kling, Doris Kling and Chris Costello.

3. **Report of HOA #1 Board Liaison:** Jim Daily is out of town and Paul Fuchs is ill.

4. **President's Report:** Melanie said that today we will do the final revisions of the ALC Special Guidelines as recommended by Mike Hatmaker Mike Moore last night.

5. **Treasurer's Report:** Mike Emailed the report. He stated that things were in good shape.

6. **Committee Reports:**

A. Landscaping—Doris Kling. Her report was Emailed. George questioned about buying the 32 Lantana for the SaddleBrooke Blvd. side of the wall and also the irrigation replacement bid for the northwest quadrant of the Villas including the median and turn around on the west end parking lot. Doris replied no decisions have been made at the present time.

B. Maintenance/Painting—Co-Chairs Ron Tuxbury & Michael Moore. Ron said that he will meet with the Roofing Contractor next week concerning the extension of our 5 year contract.

C. Termite/Pests—Liz Foreman—Emailed report

D. ALC/Documents—Doris Bickel—no report

E. Social—Chair Brenda Robertson or Noreen and Pierre Fabinski—Reminder of Pot Luck on 3/23/13.

F. Villas Website—Marilyn Moore—no report

7. **Action Items:**

A. Approve "Amended and Restated Architectural & Landscaping (ALC) Special Guidelines" as revised 3/21/2013. After going over the changes that had been made George moved and Esther seconded. Motion passed.

B. Approve new Sentricon baited canister termite treatment system at same cost as current system to be checked quarterly instead of monthly. Esther moved and George seconded. Motion passed.

C. Approve updated 2013 Committee Members list. Esther moved and George seconded. Motion passed.

D. Deferred review of 2013 Villas Volunteer Duties and Responsibilities (annual and monthly) Calendar as it is not yet completed.

8. **Conference Items, Audience Question and Answers:** None.

9. **Adjourn:** George moved and Esther seconded. Meeting adjourned at 10:35 a.m.

Esther Peabody, Secretary

APPROVED