



Special Meeting Minutes

Saturday July 29th, 2017

- Greet Guests-President, Garry Delong welcomed approx. 15 residents
- Call to order-meeting called to order at 9 am with Garry Delong, Rick Stanton, Ken Harbin, & Suzen Fyffe in attendance as board members.

- 2017 Budget Update
 - ✓ Discussion of expenses
 - Garry presented current financial documents and explained that the budget for 2017 would be exceeded by approx. \$31,000
 - Major expenses included
 - Legal fees (not included in budget) approx \$14,000. \$10,000 was incurred for collection of past due accounts, which will be recoverable when those accounts are paid for in full. The remaining \$4000 was incurred when researched was required to determine responsibility of a once common area, now personally owned by a homeowner.
 - Fence was in need of repair
 - Entrances re-landscaped
 - Pool repairs and annual maintenance

- 2017 Board Accomplishments
 - Collection of past due Homeowner dues down from 17 past due accounts to 2.
 - We have 2 accts for foreclosure and 2 on payment plans.
 - Pool was brought up to code and all maintenance performed and the pool open one month earlier than last year.
 - Pool fence was repaired with unsafe posts, replaced broken slats, and added concrete at the bottom to further stabilize the posts
 - Entrances were updated with rock retaining walls and yucca plants.

➤ Looking Ahead

✓ Projects & challenges

- Legal fees will continue, as collection process requires
- Fence will require repairs and needs to be repainted
- Pools will need to be re-plastered in 2018 as well as work will need to be done on expansion joints. The front gate has broken this year (has been repaired) but will need a permanent solution in 2018.
- Change from pool keys to a keypad coded system for entrance to the pool

➤ Q & A

Garry fielded questions and held discussions. Any question that could not answered immediately was referred to email board member.

➤ Adjourn-Meeting was adjourned at 9:52 am