

OLYMPIA

**BOARD OF DIRECTORS MEETING
April 11, 2011**

BOARD MEMBERS: John Carter President, Lee Goldman Vice President, Anthony Petrucci Director, and Janet Kroll Secretary were present. Jared Stern Director was absent. Representing Bristol Management were Terri Streng and Susan Queen; Property Managers.

MINUTES: Janet Kroll motioned and Anthony Petrucci seconded to approve the submitted February 28, 2011 meeting minutes. All were in favor, motion passed.

FINANCIALS: The board package included the March financials and the delinquency report. Terri Streng reviewed the financials. The R&M general line item is currently over budget \$13,638.61; the Rec Center R & M line is over budget (\$9,624.16) and the Rec Pool/fountain & R&M line item is over budget (\$51,683.27). The repairs done in these areas were budgeted for in the 2011 approved budget and will balance out by year end. Additionally, the line item for Landscape Maintenance is under budget \$41,307.41; the line item for fertilizer and Pest Control is under budget \$13,069.51 and the line item for Rec Sales and Wages is under budget \$4,712.64. On the Sales Report, Janet Kroll stated that only two more new homes need to sell and the Developer needs to close on a total of 39 homes to reach 90% build out. At that point turnover can occur.

Included in the Board Package was a request from Pudlit Joint Ventures to settle on uncollected assessments due. Currently, Pudlit owes the Association \$9,346.91 and they are offering to settle for fifty percent (50%). **Lee Goldman motioned and Anthony Petrucci seconded to not accept the offer and to authorize Gary Fields the Association attorney to litigate if necessary for the full amount due. All were in favor, Motion passed.**

MANAGER'S REPORT: Terri Streng reviewed the current action items. Specifically; the reopening date of the pool, the new software system, the installation of new carpet and furniture in the tot room. **John Carter motioned and Anthony Petrucci seconded to pressure clean the pool area and furniture before the pool is officially opened. All were in favor, motion passed.**

Janet Kroll motioned to approve the previously submitted Reserve Study by Mackenzie Engineering. Lee Goldman seconded the motion. All were in favor, motion passed.

OLD BUSINESS: The social committee submitted a request to add new signs at the four entry ways. The Board was not in favor of adding signs to the entryways. **Janet Kroll motioned to add one sign at the clubhouse entrance way. Anthony Petrucci seconded the motion. All were in favor, motion passed.** The social committee also submitted a proposal from IdeaPaint PRO to cover 100 square feet of dry erase wall in the tot room for \$410. **Lee Goldman motioned and Anthony Petrucci seconded to accept the proposal. All in favor, motion passed.** The social committee also presented the idea of purchasing a used pool table for \$750.00. The Board requested the committee research the location and acoustics before the pool table is purchased.

NEW BUSINESS: Three proposals were submitted to repair/paint/seal all of the monuments in the community. This was tabled for a later date.

Five proposals were submitted to the Landscape Committee for Tree Pruning of the Master Association common area trees. The Committee unanimously approved the proposal submitted from Perkins Tree Company. Based on the Landscape Committees recommendation, **Janet Kroll motioned to approve the proposal submitted by Perkins Tree at a cost of \$125,360.00. Lee Goldman seconded the motion. All were in favor, motion passed.**

Lee Goldman motioned to approve the proposal submitted by Mackenzie Engineering for Professional Engineering Assistance with turnover/transition at a cost of \$10,000.00. John Carter seconded with three requests; the Property Manager negotiate the price a little, Mackenzie include a meeting with Simons and White the developers engineer and that a site review/recommendation of the Easton wall is included. All were in favor, motion passed.

Proposals were submitted by four (4) companies to replace and reset all damaged paver bricks and fill the repaired areas with sand as needed. This was tabled for further review.

Anthony Petrucci motioned and Lee Goldman seconded to approve the proposal submitted by Premier Stoneworks to repair structural damage and replace arch moldings at the 441 Guard House at a cost of \$11,750.36. All were in favor, motion passed.

John Carter motioned and Janet Kroll seconded to establish a Transition Committee. All were in favor, motion passed. This committee will work very closely with the structural engineer in preparation for turnover.

NEXT MEETING DATE: May 23, 2011 at 5:00 PM

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:27 PM.