

Valencia Golf and Country Club
September 11, 2012 Monthly Board of Directors Meeting

*Pledge of Allegiance

*Quorum established, meeting called to order at 7:04pm by Mike Winder (VP), attendance:
Troy Bish (P), Jerri Listle (Sec.), Bob Davidson (Assistant Sec.), Susan Hone (Property Manager)
absent: Chris Ragain (T).

*BOD August 14, 2012 meeting minutes: Motion: by Jerri to waive reading of minutes, seconded by Troy, AIF. Motion Passed. Motion: by Jerri to approve minutes, seconded by Bob, AIF. Motion Passed.

*Treasures Report: There are approximately 43 dues non payers, this is almost have the number there was at the time of turn over. Efforts continue to collect from all delinquents.

*Old Business:

- Whitestone: By passed
- Devcon: Installation continues, a question regarding cost of insurance needs clarification, a question regarding connection to cellular phone needs to be addressed.
- Clubhouse has been open during property management on site hours, there has been very little use.
- Fitness renovation: 2 treadmills, pulley weight system machine, free weight system arrive 9-21-12, painting done, floor done.

*New Business:

- Gate security meetings with Orangetree Associates; VGCC countered the \$45,000. offer with a request for an additional \$55,000. to help subsidize the expense of the guards. As Orangetree must grant the permits needed to install new drop gates, and permission to attach cameras to the buildings, we are currently waiting for a response.
- Attorney letter: Cohen; VGCC will not waive dues or attorney fees from any account Grassi; postponed, it has been discovered this homeowner has two houses in VGCC. Further information to be gathered.
- Accurate Electronic: Put on hold until resolution with Orangetree Associates reached.
- Lease Applications: \$1000. common area compliance refundable security deposit to be paid by the Owner into a non interest account. Monies would cover expenses such as fines, damage, or compliance issues. Motion: By Bob to add Owner \$1000. security deposit to lease process, due at time of application, seconded by Troy, AIF. Motion Passed.
- Bike Rack; should we construct a bike rack at the corner of Birdie Dr and Double Eagle Tr., the bikes are currently being secured to light poles and street signs. Motion: by Bob to not put bike racks on Birdie Dr. and Double Eagle Tr, seconded by Jerri, AIF: Bob, Jerri, Mike, AO: Troy. Motion Carried.
- Annual Meeting: December 18, 2012, at 7:00pm with voting. Town Hall candidate debate to be on December 4, 2012 at 7:00pm Budget meeting November 20, 2012 at 7:00pm at monthly Board meeting. All meeting to be held at the clubhouse.

□ Vendor Contracts: Bids received from 5 landscape companies were reviewed, three were chosen to continue to next step, which will be a line item detailing of costs of each service provided. A workshop to develop this list to be held September 18, 2012 at 7:00pm at the clubhouse.

*Committee Reports:

□ Compliance; No violations before the Board this month. Most violations are regarding garbage can procedures. Committee to start issuing violations for unclean roofs offering 60 day to comply, letter will also include other recommended compliance issues to be complete. The process will begin on Par Dr and move through the community.

Managers Report: Read through, AMA has conducted their first service of a/c work in the clubhouse.

Open Forum: Tax bill on property for 2011 in the amount of \$12,000. has been sent to VGCC for payment, the bill is being disputed at this time. The amount is the full amount, VGCC should by lease terms be responsible for only 43%, and from the time of turn over only.

Motion to Adjourn by Jerri
seconded by Troy
AIF

Meeting adjourned at 9:30 pm

Next Meeting: October 9, 2012 at 7:00pm at the VGCC clubhouse