

Valencia Golf and Country Club
August 14, 2012 Monthly Board of Directors Meeting

*Pledge of Allegiance

*Quorum established, meeting called to order at 7:00 pm by Mike Winder: (VP), also in attendance Troy Bish: (President), Jerri Listle: (Sec.) , and Bob Davidson: (Assistant Sec.), Susan Hone (Property Manager).

*BOD July 10, 2012 meeting minutes: Motion: made by Jerri to waive reading of minutes, seconded by Troy, AIF Motion Passed. Motion: made by Jerri to approve minutes, seconded by Bob, AIF. Motion Passed.

*Treasury Report "Bad Debt" amounts last month went up due to a few houses finishing the foreclosure process, and now the dues owed need to be written off as bad debt.

*Old Business:

- ◆ New development in regard to gate/security, Mr. Boldt will soon increase his marketing of the new phases of the community, and is interested in getting involved financially, in the redo of the front gate and the security, the amount of \$45,000.00 is the initial number. During the discussion, Troy brought up the idea of the tot lot being placed next to the maintenance building. There will be more meetings.
- ◆ Devcon is well under way in converting the alarms to their system. Not problems reported, most residents in attendance have converted.
- ◆ Update: Ollicks have signed agreement and made their initial payment.

*New Business:

- ◆ Attorney collection letters. There are 8 correspondences before the board. Each has been assigned a number 1-8. The results are as follows:
1) Resident is offering to pay less than dues owed on \$18,467.28 owed account, this also does not include late fees, penalties, or legal fees. Motion: by Troy to reject residents offer, seconded by Bob, AIF. Motion Passed. 2-6) Residents in various stages of foreclosure, now in lien process. Motion: by Bob to proceed. Motion: by Troy to table until further details of each and their particular stage in foreclosure, seconded by Jerri, AIF. Motion Passed. 8) Informational letter stating the house has been sold.
- ◆ Renovation of Fitness center, discussion as to purchase or lease, to buy new or explore used. The treadmills are not working, and are expensive to continually repair. The floor needs to be redone, a sample of a rubber mat floor covering was available. Paint is also necessary. Motion: by Troy to spend up \$17,000. on equipment, flooring, paint, and re padding of some of the equipment is needed, seconded by Bob, AIF: Troy, Mike, Bob, AO: Jerri. Motion Passed.
- ◆ There was discussion on eliminating or reducing the playroom, topic tabled.
- ◆ A/C service needed at clubhouse, there are three vendors compared by price, service and additional charges, Motion: by Mike to award contract to AMA Services for \$878.00 annual cost if trip charge less than \$85.00. seconded by Bob, AIF. Motion Passed.

- ◆ Community garage sale twice per year open to public, or not, and when, topic tabled.
- ◆ Motion: by Mike that effective August 20, 2012 the clubhouse will be open during the hours that property management is on site, seconded by Troy, AIF. Motion Passed. New chairs for cafe, tables for pool area and balls and cues for pool table have been ordered.
- ◆ Motion: by Mike that contracts are to be signed by Troy, if he is unavailable then Mike, seconded by Bob, AIF. Motion Passed.
- ◆ Motion: by Mike to pay Susan a spot bonus for work done that has reduced the communities expenses, and extend to her the contractual bonus for the rooster completion, seconded by Bob, AIF. Motion Passed. Audit to be conducted by Jerri.
- ◆ With Kent leaving, Mike proposes the community is going to hire private individuals for front gate, to cover the 112 hours, with 4 people it would be 30 hours at \$10 an hour. For a savings of \$2800. per month. Applications from the community being encouraged. Mike and Troy both announce their children will be applying, therefore they will withdraw from the hiring process. Motion: by Troy to hire employees to guard gate, seconded by Jerri, AIF: Troy, Jerri. AO: Mike, Bob. Motion: by Mike to hire temporary guards to be hired and monitored by Susan, with the aid of the three remaining board members, for two months, to extend it requires additional discussion and vote, seconded by Bob, AIF. Motion Passed.

*Committee Reports:

- ◆ Mike will work with the Compliance Committee, Jerri will work with ARC.

*Managers Report:

- ◆ ADT certified letter of termination went out this month.
- ◆ Update: Engineer report estimates a cost of \$6500 to survey community for police security services.
- ◆ Update: 8 driveways were found to qualify for exemption from sidewalk towing
- ◆ 40 violations issued last month, 88% corrected, 4 bad addresses, 1 for review.
 - ◆ Matthew Burke 1634 Double Eagle Trail Violation involves work vehicle, ladders, and ladder racks. Mr. Burke states he is unable to place in the garage, and constant removal of the racks will cause leakage. Motion: by Mike to find resolution by September 10, 2012 or it will be revisited, seconded by Jerri, AIF. Motion Passed.

Motion to adjourn by Mike

seconded by Jerri

AIF

Meeting adjourned at 11:03pm

Next Meeting: September 11, 2012 at 7:00pm

