Date: Mar. 12, 2013
Time: 7 P.M.
Place of Meeting:
Clubhouse Social Room.

Valencia Golf & Country Club

Monthly Board of Directors Meeting

*Pledge of Allegiance

*Quorum Established, Meeting called to order at 7 P.M. in the Clubhouse Social Room by Mike Winder, Attendance: Troy Bish, Jeff Hoel, Alan Huerth and Bob Davidson.

*The Members of the Board discussed positions. Troy Bish was appointed President, Jeff Hoel was appointed Vice President, Alen Huerth was appointed Treasurer, Bob Davidson was appointed Secretary and Mike Winder was appointed Director. Motion: Jeff Hoel motioned to accept positions. Seconded by Alan Huerth, AIF, Motion passed. Jeff Hoel will moderate all future Board of Director Meetings.

*Approval for the minutes of the previous meetings, 12/18/12, 1/15/13, and 2/12/13 are non-existent because there wasn't a Quorum to hold an election of Officers on 12/18/12. There was no Board Meeting on 1/15/13, and the Election was held on 2/12/13 with a Quorum, where Officers were elected, but no Board Meeting was held. Minute readings were waived since there were no official Board Meetings. **Motion:** Alan Huerth motioned to waive the reading of the minutes. Seconded by Bob Davidson, AIF, Motion passed.

*Treasurer's Report: Alan Huerth was able to explain the financials up to the end of February 2013. He stated that we are paying our bills. Around $400,000.00 is on hand in our HOA Bank Account. Alan stated that we have around $55,000.00 in Reserve. Alan will investigate State Guidelines for an HOA of our size to determine the proper reserve amount necessary to have on hand. Also discussed was our Clubhouse lease with Mr. Bolte which is triple net (taxes, lease, and maintenance). **Motion:** Jeff Hoel motioned to accept the treasurer's report. Seconded by Bob Davidson, AIF, Motion passed.

*Old Business: Security/Gates and Insurance Issues. Troy explained that we have an ongoing maintenance and vandalism issue with both the entrance and exit gate systems. He stated

Bolt

that we will maintain the existing gates at minimal expense. Troy also described and explained the Negotiation Meetings with Mr. Bolte regarding the up to $45,000.00 matching funds to upgrade the guardhouse and gates. The first thing we need to acquire from Orangetree (Mr. Bolte) is a "**right of use"** agreement for the Guard House. He also commented that we will hire our own guards as employees with a cost-savings of $100.00 a week from hiring an outside security contractor. The guards will be supervised by a former guard of Kent Security named Richard who will report to Susan.

*He also discussed the necessity to replace our current Insurance Provider using a bid system, one has been selected. And now because of negotiations with Orangetree, we must include them in the Insurance Policy.

*We are currently working on the Website for improved exposure to the Community and updates.

*New Business: Jeff Hoel led discussion regarding setting up committees. One idea was to have one Board Member as a liaison with each committee that would report to the Property Manager (Susan). The committees that were suggested are:

1. Social

2. Website/Communication

3. Clubhouse/Pool

4. Compliance (mandated).

5. ARC (Architecture) (mandated).

*Speed Bumps: A discussion was tabled until further research is done for concerns of costs, damage to roadbeds and locations of speed bumps (permanent or portable).

*Board Meetings and Town Hall Meetings. Discussion describing Town Hall Meetings evolved into information gathering for monthly Board Meeting Agendas. After the discussion and open forum, **Motion:** Alan Hueth motioned to have monthly BOD meetings, commencing at 7 p.m. on the Second Tuesday of each month. A Town Hall Meeting on Tuesday one week prior to the monthly BOD Meeting (7:00 p.m.-8:30 p.m.). A Second Town Hall Meeting will be on the Saturday (10:00 a.m. – 11:30 a.m.) 10 days prior to the monthly BOD meeting. Seconded by Mike Winder, AIF. Motion passed.

*ARC deposits: Discussion tabled because of lack of information regarding interest rates for either interest bearing or non-interest bearing accounts. Alan Hueth will investigate with VGCC's Attorney. ARC's will **only** be generated by Home Owners. **Motion:** Mike Winder motioned after the creation of an ARC committee that they must notify the community that the Home owners ARC has been approved via E-mail and/or website. Seconded by Alan Hueth. AIF. Motion passed.

*Managers' Report: Mike Winder read and summarized the managers' report because Susan was absent due to illness. Juniper work orders in the past 56 days. Of the 56, 17 are still open.

Juniper

*The Budget and Annual Meetings were concluded on 2/12/2013 when there was a Quorum and a new Board was elected. Rust stains on driveways are being removed by Jupiter (on-going). Notifications via E-mail/Web-site are being posted regarding power washing of homes and roofs. 84 homes have updated their resident cards to have access to the Club House from 11 a.m. to 5 p.m. M-F. New "No Parking on Street" signs are expected to be delivered by March 26th, 2013. The new signs will be erected prior to the next Board meeting. Changing from Century-Link to Comcast (Clubhouse and Guardhouse) will go from $325./mth to $268.65/mth. ($676 savings per year). An insurance change from Alan Hartman Insurance to Dawson Insurance gives us more coverage for the community, cuts cost from $24,355.00 to $19,032.00, an annual savings of $5,323.00. Another camera was installed in the gym at a savings of $170, instead of originally $500.

*Open discussion: Suggestions by residents to install a Stop Sign at the 3 Way intersection of Double Eagle and the first Birdie Drive Entrance to slow the traffic down.

Also residents recommend that the landscape be altered at the Double Eagle and Approach Drive because it interferes with visibility of Golf carts seeking access to cross Approach Drive. Another resident recommended that the Board consider a painted center line to designate lanes.

*Adjournment: **Motion:** Alan Hueth motioned for adjournment, Seconded by Mike Winder. AIF, Motion passed.

Meeting adjourned at 10:45 p.m.

Next BOD meeting: Tuesday April 9th, 2013 at 7 p.m.

BD/JD