

Crosswinds, HOA Board Meeting Minutes

August 4, 2009

5:30 PM

Present:

Board of Directors

Ron Burhans . President

Brian Osborne . Director

Tom Anderson . Director

Absent:

Cathy Brown . Vice President

Dr. Jon Sack . Secretary/Treasurer

IMC present:

AJ Bucko . Property Manager

Garrett Hamilton . Minute Taker

- I. Call to Order / Roll Order
 - Meeting called to order at 5:30 pm by Mr. Burhans

- II. Approval of last meeting minutes from 6/1/09
 - Motion . Mr. Anderson
 - Second . Mr. Osborne
 - All were in favor

- III. President's Report
 - Mr. Burhans reported that the lantana near Mr. Burly's house needs to be trimmed by the landscapers.
 - He then stated that the street light is out by his house.
 - He mentioned to the Board that there are a few pot holes in the community that need to be repaired. The Board agreed to let IMC do the repairs.
 - Mr. Burhans told AJ that new sand needed to be installed over the brick pavers in the community.
 - He then informed AJ that 11 CWD needs yard maintenance because they have been away for 3 months.

- IV. Management Report
 - A. Cash Report . Reported by A.J. Bucko as of 8/4/09:

Operating Checking .	\$800.00
Working Capital .	\$8,263.14
Replacement Fund .	\$37,220.38
Insurance Reserve .	\$3,958.71

ARB M/M .	\$10,329.36
Replacement Fund Balance (8/4/09) -	\$37,220.38
5 transfers (Aug-Dec) at \$222/month -	\$1,110.00
FYE Total -	\$38,330.38

B. Collections Report:

-Garrett reported that 9 CWD, Senkowski and Johnson, have not paid their 2009 HOA Fee yet. He asked if the Board would like to proceed with filing a lien on the property, they all agreed. Garrett to proceed with filing a lien against 9 CWD for unpaid HOA fees.

C. Site Manager Report:

1. Lagoon Trimming: AJ reported that he will get the landscapers to trim the lagoon again at no charge to the HOA.

2. CMCA: AJ reported that he passed his test to become a certified Community Manager of Associations (CMA).

V. Old Business

A. Front Entrance Quotes: AJ presented a quote from GPI Design Inc. for the front entrance and noted that he was waiting to get more quotes from Bill Fishburne. AJ stated that he will work to get more quotes also.

B. Terry Dale Annexation Update: AJ reported that certified mail sent to Mr. Dale was returned and that Mr. Dale has not paid his 2009 pro-rated HOA Fees. The Board agreed to wait to proceed on the collection of these fees until Mr. Dale asks for the fence to be removed. Mr. Osborne also asked to have the contract emailed to all the Board members again.

C. Front Entrance Gate Survey Results: AJ presented the survey results to the Board.

Leave Open (as is) . 22 votes

Closed all the time . 18 votes

-AJ noted that the current times for leaving the gate open are: 7:00 am to 5:30 pm.

-Mr. Burhans told AJ to send a letter to the ownership stating the majority of owners want the gate procedures to stay the same, no change. Also, he wanted the letter to inform the owner that they can access the gate controls through their cell phone instead of their house phone. They would have to contact the gate company to get this setup.

VI. New Business

- A. Community Dog Control: Mr. Anderson reported that several owners are letting their dogs roam in the common areas without a leash. Mr. Anderson would like the By-Laws enforced on this issue, which all dogs need to be on a leash or under voice control in their yard. Also, the Board agreed to insert information about this issue in the Gate Survey Letter to the owners.

- B. 2010 Preliminary Budget Review: AJ handed out the 2010 preliminary budget to the Board for their review so they can approve it at the next Board meeting. AJ also stated that they can email him any questions they have on it.

VII. Adjournment at 6:05 pm

- Motion . Ms. Burhans
- Second . Mr. Osborne
- All were in favor.

Next Meeting: October 6, 2009