

Stone's Throw HPR

Board of Directors Meeting

February 15, 2010

4:00p.m.
Clubhouse

MINUTES

- I. **Roll Call / Call to Order** – Roll call was done by sign-in. The meeting was called to order at 4:00p.m.
- A. Directors Present – Gordon Jensen, President; Henry Jansen, Director; Bill White, Director, Mardy Burleson, Secretary/ Treasurer
 - B. Directors Absent - Dale Lewis, Vice President;
 - C. Guest Present – John Porter - #19
 - D. IMC Representatives Present – AJ Bucko, Assistant Manager to Jaime Fenstermaker , Holly Pratt, minutes

Special Guest John Porter presented his landscape modification plans for approval. After a brief discussion, Mardy Burleson made the motion to approved the deck replacement / landscape modification, Dale Lewis seconded, and the motion was approved as presented with no opposition.

II. **Approval of Minutes**

- A. November 16th, 2009 – Mardy Burleson made a motion to approve the November Board Meeting minutes and accept them into record as written. Henry Jansen seconded the motion. The motion passed without opposition.
- B. December 21, 2009 - Henry Jansen made a motion to approve the December Board Meeting minutes and accept them into record as written. Mardy Burleson seconded the motion. The motion passed without opposition.

III. **Financial Report**

- A. 1. November Financials – Gordon Jensen asked for a motion to approve the October financials. Mardy Burleson made the motion. Henry Jansen seconded the motion. The motion to approve the November financials was passed without opposition.
- 2. December Financials – Gordon Jensen made a motion to approve the December financials as well as the November Board meeting minutes. Henry Jansen seconded the motion and the motion passed without opposition.

- B. Cash Position – see attachment A. *Attachment A is available for owners upon written request to the management company stating specific purpose for request.*
- C. Collections – see attachment A.
- D. Insurance – AJ stated that it was still too early to estimate the Insurance Shortfall Assessment for 2010 and the Board would be contacted as soon as the numbers come in.

IV. **Management Report**

- A. Dogs / Leash Law – Mardy Burleson stated that there was an abundance of dogs without owner supervision and leashes seen recently on the property. There was a brief discussion regarding the problems that arise with this issue. Gordon asked that the owners in violation be notified by IMC. AJ agreed to send warning notices to the owners followed by fines in accordance with the Master Deed / By- Laws as well as the state regulated leash laws. AJ also agreed to send a copy of the Stones Throw Rules and Regulations to all current owners as a reminder of the policies.
- B. Light Pole – Aj stated the leaning light pole and the fence at the entrance were both stabilized

V. **Old Business**

- A. Walkway Repairs – AJ presented the bids for the sidewalk repairs to those present. After a review of the bids and a brief discussion, Dale Lewis made a motion to accept the MAJ bid. Mardy Burleson seconded and the motion was passed without opposition.
- B. Clubhouse Bathroom Remodel - AJ presented 3 bids for the bathroom remodel to those present. After a review of the bids and a brief discussion, Gordon Jensen made a motion to accept the Serpro bid. Dale Lewis seconded and the motion was passed without opposition. Dale Lewis offered to be AJ's point of contact to oversee the job progress.

VI. **New Business**

- A. Replacement of shrubs at unit #47 – There was a brief discussion regarding the replacement of the shrubs at unit #47. The board agreed to table the discussion until closer to spring when a complete walk through of the property's landscaping is completed.
- B. Pool Opening Prep – AJ stated that the pool would open April 1st, 2010. He stated the pool furniture would be soft washed pre-opening date and the pool is up to code.

- VI. **Adjournment** – There being no further business to discuss, Henry Jansen made a motion to adjourn the meeting at 5:00p.m. Gordon Jensen seconded and the motion passed without opposition.

Next Meeting:
March 22, 2010 @ 4p.m.