

PRESENT: Andrew Horlacher, Chairman, Victoria Cooper, Secretary, Richard Job, Treasurer, Paul McElhiney, Director (6:43 pm), Jeri Pietzold, Director (6:55 pm)

BY INVITATION: Jed Spera, Community Manager CMCA,CAMP, AMS
COMMUNITY MANAGEMENT, INC. AAMC
Owners as listed on the sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 6:30 PM by Andrew Horlacher. Jed Spera acted as President Protemp during this meeting. While Jed Spera acted as President Pro-temp, he had no voting power or authority.

II. OPEN FORUM

Items discussed during the open forum included sewer clean-out maintenance and compliance issues.

III. APPROVAL OF MINUTES

The Board reviewed the minutes from June 18, 2013.

AGREED

Without objection, the meeting minutes from June 18, 2013 were approved.

IV. OLD BUSINESS

1. Review and Completion of Painting Work

Richard Job provided an update on the painting project. Verhaalen has completed most of the project; a final inspection will be done in the upcoming weeks. Volunteers will assist in the final inspection. Richard Job explained that there is a three-year warranty for the work. Several homeowners in the audience volunteered to help inspect and CMI will send out a request for additional volunteers via e-mail.

2. Review Noah Transfer

Jed reviewed the process for transferring documents and management from Noah to CMI. Jed Spera will review the documents that are received and advise the Board as the contents.

V. NEW BUSINESS

1. Introduction of CMI as Community Manager

Jed Spera introduced himself and CMI. Jed Spera gave a brief history of the company and the basics of CMI policies and procedures so that the Board was aware. Jed Spera thanked the Board for choosing CMI as their new manager and stated that he looked forward to a long relationship with the community.

2. Insurance Proposals

Jed Spera noted that CMI was bidding out the insurance policy for the Association with CAU and American Family and any other insurance providers that provide suitable coverage. Discussion followed regarding how the Association's insurance policy worked and how that might be changed to better suit the needs of the Association and its homeowners.

3. Needed Community Resolutions

Jed Spera reviewed three resolutions that he recommended that the Board have the Association attorney develop; Collection Resolution, Insurance Resolution, and Rules Enforcement Resolution. Discussion followed as to the purposes of these resolutions and how they assist the Board and the community manager in the day to day administration of the Association. Discussion continued regarding the Association's attorney. A recommendation was made that the Association move general counsel and collection services to attorney Jason Grosz with Vial Fotheringham. Discuss followed regarding to this move.

AGREED

Without objection, the Board agreed to move the Association's legal services to Jason Grosz with Vial Fotheringham. CMI will get a price for the drafting of the three resolutions noted above from Jason Grosz.

4. Satellite Dish Policy Review

The Board reviewed a draft Architectural Review and Satellite Dish policy submitted by CMI. Discussion followed regarding the need for such a resolution and the process for approval for permission to change both interior and exterior elements. The discussion focused on the need and importance of the Association approving and being aware of changes to interior improvements to avoid neighbor to neighbor problems, as well as insurance changes that may apply.

AGREED

The review and approval of the policy was tabled.

5. Adopt Garbage Collection Policy

The Board reviewed a draft garbage collection policy drafted by CMI. Discussion followed regarding the need for the resolution and problems facing the association in this area.

AGREED

The review and approval of the policy was tabled.

6. Schedule Arborist Work/Sign Contract

The Board briefly reviewed a proposal from General Tree Service for the pruning/trimming of trees at the property in the amount of \$11,000.

AGREED

Without objection, the Board approved the contract in the amount of \$11,000 with General Tree.

7. CMI/Murray Park Website

Jed Spera explained that CMI is currently developing the website. Once the website is ready, an e-mail will be sent to homeowners with a username and password to access the website. CMI

8. 2012 Financial Review Approval

The Board reviewed the 2012 Financial Review as prepared by Schwindt & Co. Jed Spera answered several questions regarding the content of the review.

AGREED

Without objection, the 2012 Financial Review was approved as drafted.

9. 2013 Financial Review Engagement Approval

The Board reviewed the engagement for the drafting of the 2013 financial review and taxes by Schwindt & Co. in the amount of \$2,025.

AGREED

CMI will solicit proposals from other companies so that the Board can review competitive bids.

10. 2014 Reserve Study Engagement Approval

The Board reviewed the engagement from Schwindt & Co. for the drafting of the 2014 reserve study in the amount of \$750.

AGREED

Without objection, the Board approved the engagement from Schwindt & Co. in the amount of \$750.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 PM.