Villas Executive Board Meeting
August 20, 2008

Members present
Mike Strawins – President
Jean Kelley – Vice President
Pat Susec – Treasurer
Donna Haase – Secretary (sent home, ill)
Nancy Cake – Member-at-large

Mike Strawins called the meeting to order at approximately 6 p.m.

***Agenda***

1. *Approval of minutes from the July 16th meeting*
   - Minutes approved from July 16th meeting.

2. *ACC Report*
   - No ACC activity.

3. *Treasurer's report*
   - Pat Sucec distributed the financial report in his spreadsheet format. Report indicates that Association has a $5000 surplus through July, but Pat pointed out that Bailey's bill has not been recorded—Pat will check on why this week.
   - Reserve account fully funded, will have to check to see if the account is FDIC protected.
   - Treasurer's report accepted by the Board.

4. *Old Business*

Delinquent Account Policy- Tabled proposal from July meeting re-introduced by Mike; he offered a 2 step policy to deal with delinquent accounts that occur after Sept. 1, 2008 and a second step to deal with current existing delinquent accounts. The proposal was unanimously approved. Full explanation of the policy will be drawn up by Mike to be sent to the Property Management Company for implementation. The complete policy will be made available to any unit owner.

Illegal Parking – Enforcement policy adopted by the Board. Illegally parked vehicles (as defined in the Association by-laws) will be tagged by the Property Management Co. and the owner will be give 3 days to remove it. If, after 3 days, the vehicle has not been removed it will be towed at the owner's expense. There will also be a fine imposed ($10 per day) beginning with the day of the tagging. All costs (fines, towing fee & any other costs) must be paid within 30 days of the tagging. Failure to pay will result in having the matter turned over to the Association lawyer for collection or foreclosure. All costs incurred by this action will be added to the owner's bill. The owner will be notified of the due process rights provided in the by-laws.

The trailer that was illegally parked has been removed by the unit owner. That case preceded the new policy but if it is returned, the owner will be subjected to the new policy.

New policy will be forwarded to the Property Manger to be implemented immediately.

New Finance/Budget Committee- David Ritter, Iain Hall, & Ann McCann have volunteered to serve on the new committee. The Board unanimously approved their appointments. Committee to be headed by Pat, he will contact the members welcoming them and set up their initial meeting.

5. *New Business*

No New Business

6. *For the good of the order*

Congratulations to Donna Haase for organizing a successful Villas' wide Yard sale.

Meeting adjourned at approximately 8 p.m. Next meeting will be held on September 17th at 6 p.m.

Respectfully submitted,
M. Strawins, Acting Secretary