Villas Executive Board Meeting
September 24, 2008

Members present
Mike Strawins – President
Jean Kelley – Vice President
Pat Susec – Treasurer
Donna Haase – Secretary
Nancy Cake – Member-at-large

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

Agenda

1. *Approval of minutes from the August 20th meeting*
   - August minutes completed by Mike Strawins, Donna was sent home ill for August meeting. August minutes approved by committee.

2. *ACC Report*
   - No ACC activity to report.

3. *Treasurer's report*
   - Pat Sucec distributed the financial report in his spreadsheet format. Report indicates that our account is $2,700 over budget and should be $4,000 over budget by the end of the year.
   - The reserve account is fully funded.
   - Expense reports were not made available from the property management company for the meeting, Pat will investigate and will have expense reports for next meeting. Mike suggested Pat email specific agenda items to them.
   - Treasurer's report accepted by the Board.

4. *Old Business*
   - (Different) trailer parking – There is a different trailer being parked on the Villas' common element property. The trailer has been tagged this morning and the owner has 72 hours to remove it or have a $10/day fine imposed for three days.

   - Delinquent account policy update – This is the first month late payments will be enforced; will go into effect the 10th of next month if payments are not made. Current unit owners in arrears will be notified before the end of this month and will have thirty days from October 10th to pay or state their case.

   - Finance/budget committee update – David Ritter, Iain Hall, and Ann McCan will make up the new finance/budget committee and will draft a 2009 budget to be presented to the Executive Board by the end of November. This budget will be reviewed by the Executive Committee and will be presented to the unit owners for comments.

5. *New Business*
   - "Sinkhole" in/on Peregrine Lane – not really sinkholes, will look into what they really are and how to have them fixed.
- Bids for contracted services – Bids for landscaping and snow removal are currently being collected by our property management company. Does the Executive Board want to find other bidders also?
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6. *For the good of the order*
   - Prospective members of the Rules Committee will be receiving an email from Mike Strawins within the week regarding an organizational meeting.
   - A question was raised by a homeowner about leasing a unit by room. These units can be leased by the unit in its entirety ONLY and not by rooms in the unit.

Meeting adjourned at 6:50 p.m. The next meeting will be held on October 15th at 6 p.m.

Respectfully submitted,

Donna Haase, Secretary