

Shorecliffs Mobile Homeowners' Association

Board of Directors Meeting

January 21, 2010

Minutes

CALL TO ORDER

The meeting was called to order at 1:00 p.m. by President Mack Wesner

PLEDGE OF ALLEGIANCE

Mack Wesner led the members and guests in the pledge.

ROLL CALL

Directors Present

| | |
|-------------------|------------------|
| President | Mack Wesner |
| Vice President | Don Mueller |
| Treasurer | Dave Newton |
| Secretary | Jerry Case |
| Asst. Secretary | Cary Marshall |
| Director at Large | Ben Hetherington |
| Director at Large | Mary Bohannon |

Also Present

Shorecliff's Homeowners (approximately 33)

Thomas Pacelli & Jennifer O'Keefe, Managing agent, J & H Asset Property Management

Presidents Report

1. There is a binder available to all HOA members with Previous meeting minutes
2. Hal Book will put together an emergency numbers for vendors
3. Goal to make meetings more efficient and quick
4. Open Forum will be at the end of the meeting. Members will still be able to comment, for up to 2 minutes on any item talked about during the meeting.

LAST MEETING MINUTES

1. **Approval** of the minutes for the Board of Directors meeting on December 9, 2009 as prepared by J & H Asset Management.
 - A motion was made by Don Muller and Seconded by Dave Newton, to approve the minutes for the board of directors meeting on December 9, 2009, as prepared by J & H Management. This motion unanimously carried the approval of the board.
2. **Approval** of the special BOD Budget Meeting Minutes on January 4, 2010 as prepared by J & H Asset Management.
 - A motion was made by Don Muller to approve the Special BOD Budget Meeting minutes. This motion was seconded by Mary Bohannon and carried approval of the board.
3. **Approval** of the special BOD Budget Meeting Minutes on January 7, 2010 as prepared by Jerry Case.
 - A motion was made by Jerry Case to approve the Special BOD Budget Meeting minutes. This motion was seconded by Mary Bohannon and carried approval of the Board.
4. **Approval** of the special BOD Budget Meeting Minutes on January 4, 2010 as prepared by Jerry Case.
 - A motion was made by Ben Hetherington to approve the Special BOD Budget Meeting minutes. This motion was seconded by Don Muller and carried approval of the Board.

COMMITTEE REPORTS

Social Committee

1. January 23 @ 5pm appreciation potluck for new members
2. January 31 1st pancake breakfast of 2010

Financial Report (Dave Newton)

3. Some categories over and some under
4. Budget of 129,600 Actual 148,000 in the reserve account this year
5. Reserve budget for 2010 \$156,000
6. Budget for 2010: keep on budget

CC&R's Committee (Ben Hetherington)

1. CC&R's have been reviewed

2. Bylaws will be next followed by the Rules and Regulations
3. Committee request comments or suggestions from the Members
4. Shorecliffs Mobile Home Park Association
5. 95-118 feel their home was damaged due to construction. Our attorney sent an email to the LLC. LLC has not responded

Canyon Construction

1. Election: Attorney is checking with the city with some of the language
2. Drawings from electrical engineer: Don Muller and Dave Boyle have reviewed the preliminary drawings
3. There will be a new election

Management Report (Thomas Pacelli)

Water conservation

UNFINISHED BUSINESS

1. (Exhibit A) Payment to First American Title Insurance Company. This motion was made by Ben Hetherington seconded by Don Muller and carried approval of the Board.
2. Slope Repairs- No action required
3. Rodent control – Not action required
4. Trash compactor to replace the trash bins.
 - a. There was a presentation made by Jerry Case
 - b. There was discussion and concerns such as: members have not been made aware of the pros and cons, electronics and cost, safety (key pad), video recording of the compactor, dumping items such as paint, location of compactor.
 - c. There is no effect on liability insurance
 - d. There was a motion made by Ben Hetherington to table this topic until next meeting. This motion was seconded by Dave Newton and carried approval on 4 yes 2 no vote.

NEW BUSINESS

1. Committee Assignments
 - a. There was a motion made by Don Muller to appoint the following persons to the Social committee. This motion was seconded by Ben Hetherington and carried approval of the board.
 - b. Landscape
 - c. Maintenance
 - d. Architectural
 - e. Disaster/Security
 - f. CC&R's
 - g. Appoint inspectors of election: No action required

2. (Exhibit B) There was a motion made by Don Muller to approve MDM Associates to design the irrigation system behind lots 1-30. This motion was seconded by Mary Bohannon and carried approval of the board.
3. (Exhibit C) There was a motion made by Jerry Case to replace the sub terrainian pumps at a cost not to exceed \$3300. This motion was seconded by Dave Newton and carried approval of the board.
4. (Exhibit D) There was a motion made by Don Muller to replace the sliding doors in front of the clubhouse at a cost not to exceed \$6000. This motion was seconded by Jerry Case. Discussion. This motion was withdrawn. A new bid will be presented before a decision is made
5. Approval of VA Loans: Chuck Kenny is working on this approval which is similar to the HUD approval.
6. Workers Comp Insurance: No action required
7. Cell tower leases-Unison Letter: No change in board's decision to sell the towers.
8. Request for Benches: Withheld, Need a recommendation from Architectural Committee.
9. Request for exemption from age requirements
 - a. Unit 63 There was a motion made by Ben Hetherington to Approve the request of John Lally to have his 52 year old son live with him for an unknown period of time. Discussion. Motion Withdrawn
There was a motion made by Dave Newton to approve the request of John Lally to have his 52 year old son live with him with a review period in 6 months and include a prescription from the doctor. This motion was seconded by Mack Wesner and carried approval of the board.
 - b. Unit 114 there was a motion made by Ben Hetherington to approve the request of John Briner to have with a review period of 6 months and provide a prescription from the doctor. This motion was seconded by Cary Marshal and carried approval of the board.
 - c. Unit 178 there was a motion made by Don Muller to deny the request of William Nunn to have his 40 year old Fiancée to live with him. This motion was seconded by Cary Marshall and carried approval of the board on a 5 yes 2 no vote.

OPEN FORUM

Recycled benches

Tap Dancing is February 11, 2010

ANNOUNCEMENTS

The next meeting of the Board of Directors is scheduled for Thursday February 25, 2010 at 3:00 P.M. in the clubhouse.

ADJOURNMENT

There being no further business, President Mack Wesner adjourned the meeting at 2:40 pm.