

Key Vista Villas Homeowners Association, Inc.

Board of Directors Meeting

~~Wed.~~, January 28, 2013 at 7:00 P.M.

Mon

Clubhouse

MINUTES

Meeting called to order by Frank Flesch at 7:00 P.M.

Notice posted at least 48 hours in advance of meeting.

Andino, Cagle, Flesch, McCaughey, Nadler, Nessler and Rice present; quorum achieved. Verdon from RPM also in attendance.

Motion by Flesch to approve Dec. 19, 2012 meeting minutes. Seconded by McCaughey. All in favor.

Officer Reports

Report on HOA Attorneys for Delinquencies- Jim Rice

Treasurer's Report- Ken Nadler.

Finance Committee Report- Frank Flesch

DRB Report- there was one DRB request, which was from a renter to be resubmitted by owner. Due to Renter illness it is being put on hold temporarily.

Committee Reports

Grounds Committee- Collin Cagle.

- TSC statistics
- WestCoast schedule
- Grounds Contract bid process
- Gate update
- Rust stains

Motion by Rice to split the cost of pressure washing select homes for rust stains, not to exceed \$50. Seconded by Andino. All in favor.

Clubhouse Committee- Carmen Andino.

- Jan. pancake breakfast cancelled.

- Feb. 23- Camel Races. Food provided. Asking for \$4 contribution for participants of event. Flyer will be distributed to Owners.
- March 17- St. Patrick's Day Event. Corned beef and cabbage and side dishes. Asking for \$6 donation from attendees.
- TSC Pool/Spa- Water level, dirty tiles, chlorine levels problematic. Pilot is not recording chlorine levels as mandated.

Motion by Flesch to accept Anchor Pool proposal contingent on committee review. Seconded by Andino. All in favor.

Management Report- Coleen Verdon. Submitted to board week of Jan. 20, 2013.

Correspondence

Master Association Annual Meeting- February 28, 6:30 PM

General Correspondence- Cushing letter read aloud for Board consideration re: landscape vendor parking. Vendor parking will be rotated to various common areas on the property.

Motion by Rice to allow owner to pay \$300, in \$20 monthly installments, to vacate delinquencies and to pay attorney fees to take the lien off. Seconded by Andino. All in favor.

Unfinished Business

Clubhouse Repairs- Carmen Andino

- Smoke detector needs to be replaced
- Lights have been completed
- Outdoor fans have been installed

Foreclosure Committee- Ken Nadler

- 7 Existing
- Davis
- Litts

Cagle, McCaughey and Nadler met and had many unanswered questions. Need more legal assistance/consulting. Cagle, Rice and Nadler to meet with Judge or attorney to find out information on collection process and report back next month.

Compliance Committee Report- Jim Rice

- Purpose is to have residents comply with Covenants
- Scope: Committee will respond to property management company's observations from drive throughs and resident's TSCs
- 2-5 members that are not board members
- TSC must be in writing by property manager or resident
- If valid, committee member will meet with resident

- Unresolved complaints to be reported to BOD for final resolution

Motion by Flesch to accept Compliance Committee proposal. Seconded by McCaughey. All in favor. Mike McCaughey and Jim Rice are committee members to begin.

Fire Dept. Update- Ken Nadler

- Occupancy limit does not include the pool deck.
- Capacity of main room in clubhouse with tables is 52. Without tables, capacity is 112.
- Billiards room has a separate capacity of 15.
- Consider mounting key box on outside of building to house keys in case of emergency. Ken to contact fire dept. for more info.

Flag Pole/Bulletin Boards – Coleen Verdon reported quotes for delivered concrete. Decision tabled to next BOD meeting.

New Business

Date of next BOD meeting: Monday, February 25 , 2013 at 7:00 P.M.

Annual Meeting Date: Monday, March 25, 2013 at 6:30 P.M. (sign in begins), prior to March monthly BOD meeting.

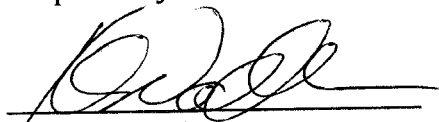
Donations- After discussion it was agreed no donations to be made on behalf of HOA, although individual resident donations are encouraged.

Coffee/Donuts- Agreed HOA to pay for coffee/donuts at monthly BOD meetings.

Homeowner comments entertained

There being no further business to consider, meeting was adjourned at 8:30 P.M.

Respectfully Submitted:



Ken Nadler, Secretary

February 25, 2013