

Condo Board Report

December 2, and December 4, 2003

December 2, 2003

At this work session, many questions were raised and several appear on page 2 of this report as part of "We're Glad You Asked..."

Rick Paylor indicated that 34 volunteers, each calling some 40 lot owners, had completed most of the calls within the Park and will concentrate now on lot owners not in the Park

December 4, 2003

President's Comments

President Houghton referred to an article written by Allen Gregg, a public opinion expert, appearing in the August edition of Macleans, a Canadian magazine. Excerpts are as follows: "... we're all finding that the predictive power of age is diminishing because North Americans are not behaving as past generations did." He also states, "Tomorrow's seniors will seek out adventure travel, vacation properties and club memberships in numbers greater than we could have ever imagined in the past."

Manager's Report (excerpts)

"In the past two weeks the ballots were printed, distributed around the park and those remaining were mailed. We appreciate the many volunteers, 16 in all, who helped us distribute the ballots."

"The new garbage system saved an additional \$4,000 during the month of October. As the crew grows more familiar with the system, they have been able to become more efficient and have kept weekly labor costs to 80 hours per week in spite of new residents in the park each week."

"Real estate sales have continued brisk with 12 units sold since July and eleven in escrow."

"..residents outnumber all others for speeding in the park.. This is also true for golf carts and bikes."

"The construction permit report reveals a total of 28 permits pulled since January to replace a park model, totally remodel a unit, or do a partial remodel. This represents a significant investment in the park."

Treasurer's Report

There are no unusual revenues or expenses to report at this time.

Revenue from pull throughs and from the northeast and southeast storage is also ahead of last year.

Change in Rules and Regulations Adopted

Directors Lyle Read and Sue Warren reported a recommended change in Section II – Administrative, located on page 47, entailing a new subsection 7 and renumbering existing sections to 8,9,10, and 11. The Board unanimously adopted the change. It reads as follows:

SECTION II – ADMINISTRATIVE, page 47, New subsection 7.

1. Owners under fifty-five (55) years of age are permitted to stay a maximum of thirty (30) days in any one calendar year.
2. Guests of residents are permitted to stay a maximum of thirty (30) days in any one calendar year. The host Owner is responsible for procuring the badge(s) from the Administration Office.
3. Renters under fifty-five (55) years of age are permitted to stay a maximum of thirty (30) days in any one calendar year.
4. Renters in the Pull Throughs under fifty-five (55) years of age are permitted to stay a maximum of thirty (30) days in any one calendar year.

Renumber subsections 7, 8, 9, 10, to read 8, 9, 10, 11.

Lot Cleanup Needs attention

The appearance of weeds on many lots in the park and complaints to management about this situation require development of firmer measures. The Board is going to consider some rule changes to "put more teeth" into our lot cleaning requirements.

Florence Brownridge

Dave Green