

CONDO BOARD REPORT

Meeting of November 29

Treasurer Dave Cathro gave an update on the finances of the park. Our Controller indicated to him we are tracking favorably to our budget and our cash position is satisfactory. Dave also gave the Board an update on the Reserve Study. The Finance Committee has made a proposal for a proposition to be taken to the residents.

The recommended proposition was to “Delete the sentence in Article X of the Declaration (Reserve Fund for Major Repairs and Replacements) that begins: “The amount of the assessment shall not exceed...” and change it to: “The amount of the assessment for the year July 1, 2008 - June 30, 2009 shall be \$64 per quarter per Lot, and each subsequent year the quarterly assessment shall not, without Lot Owner approval, exceed the previous year’s quarterly assessment plus 5%.” The recommendation passed.

Vice President Doug Gale told the Condo Board he had sent a draft of a proposed agreement to SRP.

Director Russ Morfeld reported there would be a copy of the pertinent CC&R information in a five-page handout for anyone making any changes that requires a permit.

The Board passed the proposal to limit awnings to a maximum of fourteen feet wide and seven feet from the unit as long as it does not extend beyond the edge of the patio or deck.

Director Alan Wilkinson presented the proposal to accept the financial statements for June 30, 2007, and the Audit Report ending June 30, 2007. Both proposals passed.

Alan also made a proposal to appoint an Insurance Committee to advise the Condo Board on the adequacy of coverage. The proposal passed.

Alan also presented a recommendation to excuse Director Sue Warren from Board meetings for the period of December 1, 2007 to February 29, 2008 due to urgent family matters back home. The recommendation passed.

Alan also made a request to allow more than two adults to occupy a park model to aid a disabled resident. The request was denied.

A transmittal for the Bocce Ball club was approved.

There was an update on the TV progress made by Director Marlice Fenske. There will be some upcoming meetings for the residents to learn more about purchasing upgrades from EchoStar. Check the Out-Lines for more information.

Director Gary Robbins, Communications