

## **MINUTES OF BOARD OF DIRECTORS MEETING**

### **November 14, 2000**

**DIRECTORS PRESENT:** Don Varni, Lisa Paulson, Lisa Daly, Karen Chun, Tanya Goosby, Tal Shibley  
**DIRECTORS ABSENT:** Ben Bland  
**OTHERS PRESENT:** Cindy Mendes, Account Manager, Oihana Property Management

### **CALL TO ORDER**

President Don Varni called the Board of Directors meeting to order on Tuesday, November 14, 2000 at 6:30 pm. A quorum was established with 6 of the 7 Directors present.

### **PROPOSED 2001 ANNUAL OPERATING BUDGET & RESERVES**

The Board reviewed the Proposed 2001 Annual Operating Budget & Reserves as prepared by Oihana Property Management, and made changes as necessary. The proposed budget includes a 3% increase to the monthly Maintenance Fees. Some discussion points during the budget review included:

**MOTION:** To approve the following changes be made to the 2001 Annual Operating Budget & Reserves.

- 1) Allocate \$100 to the Miscellaneous Reserve line item.
- 2) Allocate \$100 to a Contingency Fund (Maximizer Savings Account).

Seconded and carried unanimously. (Paulson/Shibley)

**MOTION:** To approve the 2001 Annual Operating Budget & Reserves as modified, to include a 3% increase to Oihana. Seconded and carried unanimously. (Paulson/Shibley)

### **DESIGN COMMITTEE REPORT**

President Varni stated he will instruct Mike Gibbons, Chairman of the Design Committee, to either have a representative attend each Board meeting, or submit a written report to be reviewed by the Board.

Ms Mendes stated she wrote a letter to the owner of Lot 8 requesting that the owner write a letter to the Board requesting approval for the location of a satellite dish he had installed on his roof; however, to date, no such letter has been received.

### **OLD BUSINESS**

**1. PROPOSED AMENDMENT TO CC&Rs re VACATION RENTALS:** The Board directed Ms Mendes to proceed per the last meeting with the mail ballot on the Proposed Amendment to the CC&Rs regarding transient vacation rentals, short term rentals, and bed & breakfast businesses to strengthen the current prohibition on same. Ms Mendes stated she will have the attorney draft the verbiage for the mail ballot within the next week with the intent to have the ballot mailed out to the owners by the end of the year.

**2. VIOLATION LIST:** The Board also directed Ms Mendes to draft a letter as soon as possible to all homeowners which clarifies the request and approval process by the Design Committee, in particular, painting, fencing, lot clean-up, landscaping, etc. Once completed (by the first week of December), the draft letter will be emailed to Lisa Paulson who will edit the letter for publishing and add pertinent information to owners on the siding issue. The final draft will be approved by President Varni and Mr Shibley.

The Board asked Ms Mendes to also develop a list of violations which have not been corrected and forward it to the Board and Design Committee for follow-up.

**3. DELINQUENT ACCOUNTS:** Ms Mendes updated the Board on the status of the delinquent accounts.

**4. PARKING ENFORCEMENT:** The Board discussed and agreed to develop a policy for the enforcement of parking violations, ie. citing and towing illegally parked vehicles. It was the agreement of the Board that the section on parking in the CC&Rs will be included in the next edition of the Newsletter. President Varni and Ms Paulson will work together to draft a proposed policy which, once completed, will be presented to the Board for consideration.

**ADJOURNMENT**

**MOTION:** To adjourn the meeting. Seconded and carried unanimously. (Paulson/Daly)

The meeting adjourned at 7:15 pm.

Respectfully submitted,  
*/s/ Laurie Ledbetter*  
Laurie Lola Ledbetter  
Recording Secretary

\*\*Minutes were transcribed from cassette tape. Recording Secretary was not present at the meeting.