



## **Minutes**

**Date:** Dec 8, 2011

**Meeting Type:** Monthly

**Call to Order:** 7:00 PM by Fran

**Verification of Meeting** – Rick Corey verified that meeting notice was posted for 2 weeks. Dan verified that the signs were posted

**Board Member Present:** Fran Switser, Elden Beach, Rob Phelps, Dan Horan, Tom Marshall

**Board Member Missing:**

**Committee Chairpersons Present:** Rick Corey, Don Deyoe

**Others Present:** See attachment

### **Management Company Interviews**

Each competing management team was interviewed. Each board member had a chance to ask questions.

- Advanced Management, LLC – Katie and Matt
- Management Specialist - Bonnie
- Management & Maintenance, Inc. – Brian and Karen
- The Best Management Team, Inc. – Bob and Terry

### **Homeowner Forum**

- Lyle asked what the proposal bids were for each, and they were provided
- Comment about making sure whoever gets selected review DNO.

### **Business:**

**Reading of the Minutes:** Past 4 meeting minutes were included in the board packet and were also posted on the website. Tom motioned to approve all minutes as posted, Eldon seconded, unanimous vote in favor

**Financials:** Pristine Communities, who terminated their contract with Sterling Pointe HOA, included the final balance sheets in the board packet. Eldon motioned to accept, Tom seconded, and all were in favor

**Committee Reports:**

- Architectural – Rick reports no new activity
- Healthy Forest – Don gave a summary of the CWPP tour. A demonstration would be held on a 5 acre piece of property South/East of Gore and Independence. Don will write and distribute an executive summary of the plan
- Newsletter – Working on Winter edition to be distributed in mid-January...articles due Jan 9, 2012
- Social – 70 people to attend the Christmas dinner (pre-deadline number)
- Web Site – Nothing to report
- Welcome – 1 basket delivered, 2 more will be delivered next month

**Old Business:**

- Approval of 2012 Budget –
  - Lyle wants to know what the Healthy Forest money is for. The answer is it is just a budget.
  - Rob asked for money for printed directories. Board approved \$200 will be moved from Healthy Forest to Directories.
  - Discussion about how to pick the line item for management, so we can approve the budget before selecting the management company.
  - Budget approved as amended.
- Covenant Violations – Mistletoe – Fran did not yet write letters because no association forest management plan is yet in place. Will revisit with new management company.
- Update on Fischer Enterprises Report (Drainage Ditches) – Based on what he could see, everything looked fine, but suggested that he will take a look again in the spring. Dan to continue to track and find out how many, who exactly is responsible, and can we hand off to the county.

**New Business:**

- Much discussion on management company selection, Fran to phone results

**Meeting Adjourned:** 9:50 PM

**Next Meeting:** Jan 11, 2012

**Minutes Submitted by:** Rob Phelps