



Minutes

Date: January 10, 2012

Meeting Type: Monthly

Call to Order: 7:03 PM by Fran

Verification of Meeting – Rick Corey verified that meeting notice was posted for 2 weeks. Dan and Fran verified that the signs had been stolen.

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

Board Member Missing: Rob Phelps

Committee Chairpersons Present: Rick Corey, Christian Phelps, Elden Beach

Management Company:

Bob Hite, with The Best Management Team was introduced as the new manager for the community.

Homeowner Forum

The Owners present had no issues to bring to the Board at this time.

Business:

Minutes:

The Board received copies of the minutes days prior to the meeting. They have reviewed the minutes and a motion was made to approve the minutes from the December 8, 2011 meeting. The motion was seconded and it passed unanimously.

Financials: November and December's financials were submitted to the Board prior to the meeting. Bob was asked to also provide a GL Report in the future with the financials, along with the Balance Sheet and BVR. The question was asked about the booking of income from the holiday party. It was booked on the Balance as the new bank accounts were not opened in December. The income will show in January.

Bob was asked to check on the Reserve Accounts and see when those CD's mature. Bob was asked to label the Reserves as Capital Reserves.

Committee Reports:

- Architectural – Nothing new to report.
- Healthy Forest – Elden reported that the Committee was short one Volunteer. He also reported on activities of the CWPP Committee. The CWPP is developing a

survey to be sent to all homeowners in the surrounding communities to get a better feel for their understanding of fire mitigation, wildlife, and how to keep a healthy forest. This survey will help CWPP determine how to proceed with their plan for the surrounding communities.

- Newsletter – Newsletter are posted on the website.
- Social – Mike is no longer the Chair and those present were not sure about the rest of the Committee.
- Web Site – – Rick reported that the BVR and Balance sheets had been posted on the website. Rick also reported that the newsletter is on the website and available to everyone. Discussion was held about hard copy delivery of the newsletter. The majority of those present felt that was a possibility but an unnecessary expense to mail them to all owners.
- Welcome – They are doing a good job. The baskets are great.
E-mail Christian, Fran and Rick when the management company receives information on new Owners.

Old Business:

Bank Signature Cards

No action was taken as a signature was needed from Rob and he was not present. Other Board Members had indicated they did not want to be on the accounts. Fran had already signed which enabled the accounts to be opened at a new bank.

Forest Plan

Elden and Fran reported that many past Boards have sent out reports and guidelines for homeowners on how to maintain the forest on their properties. In 1998 a Board adopted a Forest Management Plan but it was never added to the Sterling Pointe Documents by Resolution, therefore, Sterling Pointe does not have a working Forest Management Plan. After a discussion Fran made a motion that a plan be developed, Elden seconded and after discussion the Motion passed unanimously. Fran and Elden will begin working on a plan.

Record Books

Discussion was held concerning a Records Book. Some past record books cannot be located. Fran has asked Rob to start putting a policy book together that would include all business the current Board will do and other documents that would help future Boards. Rob, not present to give an update. Bob Hite stated that he was given 14 boxes of items from the previous Management Company. He will review them and see if some of them might be the missing record books. Also a reminder was given that many documents are on the Web Site.

Drainage Ditches

Dan reported that he has not made any progress in determining if the County is responsible for the Drainage Ditches or if Sterling Pointe is still responsible for their up keep. He will give an update at the next Board Meeting.

Directory

At the last Board meeting, it was decided to update the Sterling Pointe Directory. A form was attached to the newsletter requesting any changes to the present directory and asked for new homeowners to complete the form. Eight

forms were returned which must mean all other homeowner info remained the same. No forms were returned from new homeowners. Barb Horan volunteered to contact new homeowners for their information. A motion was made by Fran and seconded by Dan to create a new 2012 Homeowners Directory based on the information that we have. After further discussion the motion passed unanimously.

New Business:

Board Goals for 2012

- o Each member was asked to present goals they would like the Board to achieve during the coming year. The following goals will be discussed at the next meeting for possible adoption by the Board.
- o Rob - Would like to see the Board run more efficiently and professional, therefore, only needing to meet quarterly. To follow the State Senate Bills. That the forest is our number one asset and should be protected.
- o Tom - Protect our forest by developing a Forest Plan for the community. Determine Sterling Pointe's responsibility for the Drainage Ditches.
- o Dan - Develop a Forest Plan and determine responsibility for Drainage Ditches.
- o Elden - Develop a working Forest Plan
- o Fran - Help Sterling Pointe homeowners preserve and protect property values and the quality of life, by working for the common good of all homeowners, by following the by-laws of Sterling Pointe. To have a Forest plan that works for all homeowners and that will be added to the Bylaws by Resolution.

Meeting Adjourned: 8:44 PM

Next Meeting: February 14, 2012

Minutes Submitted by: Bob Hite