

**BOARD OF DIRECTORS**  
**First FY 2008 MEETING**  
**TUESDAY, NOVEMBER 6, 2007**  
**9:30 A.M. at the BALLROOM**  
**Minutes**

**Call to Order: 9:30 A.M.**

**Verification of Quorum:**

Six members of the Board of Directors were present. Paul Borne was absent for a medical appointment.

**Correspondence:** Manager McKinney reported the following correspondence:

1. A letter from Barbara Papp requesting a dryer without use of softeners.
2. A letter from Barry Jones regarding the Reserve Fund was received.
3. A letter from Donna Dietz seeking short term mail parking was received.
4. A letter from Sylvia Anderson regarding small pool maintenance was received,

and comments were given.

**Board Meeting Minutes:** Jim Brannan moved approval of the minutes of the March 20 & 27, 2007 meeting. Carried.

**Treasurer's Report:** Treasurer Stam reported that total cash on hand on November 6, 2007 is \$718,562 and the combined Activities and Clubs Fund totals \$63,415. She described the differences in entries between the operations accounts and the incomplete Auditor's report. No adjusting entries have been received for 2006, and the accountant is not responding. Manager McKinney said the FY 2007 tax report has not been filed, and future relationships are dependent on an appointment next Monday. Concern was expressed by several Board members. Barry Jones (Lot 169), suggested a letter be drafted to the State Licensing Agency requiring performance by the Auditor. It will be prepared. Upon motion by Brannan, the Treasurer's report was accepted as read.

**President's Report to Homeowners:** President Gibson reported to the homeowners that two Executive Meetings had been held since last spring. One, by teleconference, was for internalizing the payroll, and the second, in the Park, was for personnel issues.

**Manager's Report:** Manager Dell McKinney reported there are 444 units in residence, an increase from 2006. She described the summer projects that were completed, including the programmable HVAC in the Ballroom. There are new Real Estate agents. A problem with ventilation in the ceramics kiln room is being worked on.

**Unfinished Business:**

1. **Amendment to the By-Laws:** Phil Parsons moved adoption of a change to By-Law Section 9.1 to change the request for records from 5 to 10 days. There has been a change in state law. The motion was seconded and carried. A copy is attached to the record.
2. **Amended and Restated Rules and Regulations:** Hugh Vernon, Chair of the Documents Review Committee, presented a series of amendments that have been revised/restated to avoid inconsistency and conflicts. The original amendments had been approved by the Board on March 20, 2007. The Board recognized and approved of the revisions. Jim Brannan moved acceptance of the Rules and

Regulations as revised in the October 22, 2007 communication. The motion was seconded and passed. A copy is attached to the record.

3. **ARC Guidelines:** A list of revisions to ARC Guidelines that were adopted in March 2007 was presented to the Board. Ken Crites moved to refer the ARC Guidelines into a Continued Session of this meeting to be held on Tuesday, November 13 starting at 9:30. The motion was seconded and carried.
4. **Review of Parking around the Center:** Jim Brannan moved that the Board make its objective to remove stationary objects from the parking area and rearrange it for more resident parking. Phil Parsons moved to amend the motion to say "working in conjunction with the Planning Committee". After discussion, the motion was passed; then the amended motion was passed. The motion to review parking as passed reads: The Board, working in conjunction with the Planning Committee, will make its objective to remove stationary objects from the parking area and rearrange it for more resident parking.
5. **Wi-Fi Performance:** Larry Martin reported the present condition of the Park Wi-Fi signal. He said the system has been operating since May 16. A problem with the south tower has been fixed. The main problem is band width, which is message capacity. The staff are working on options for solutions. The secondary problem is signal access; some people will need an outside device, which is available at the office for \$120. Jim Brannan moved to reduce the cost to \$10/month thru December 31 to encourage participation. The motion failed for lack of a second. Ken Crites moved that a discussion of the Wi-Fi be held at this meeting. The motion was seconded and passed. Some of the items were:
  - a. Was there anything left out? No-its possible 2/3 will need an antenna device because of the nature of radio signals around metal. The Park got 3 months of free service from the provider; then the Park fired them.
  - b. How much of Larry's time is spent on Wi-Fi? Most of it.
  - c. Are there other options available? Owners can obtain Keva, Dialup and satellite service from other providers.
  - d. Dick Milbauer (144) asked if we got a poor system. Yes the system we have responds to outside antennae. There are restrictions on the number of antennas we can install. Balancing is the best we can do.
  - e. Charles Clausen (1079) pointed to a regulation in the CC&R restricting antennas.
  - f. Roy Karasiuk (529) said that the Park put up the money, so everyone should get service.
  - g. Barry Jones (169) said he had walked the Park and received a good signal everywhere in the Park. He feels the problems are inherent with signal bounce between metal surfaces.
  - h. Judy Armstrong (625) asked if signup for different time periods is possible. No, there is a problem with accounting. The price per month was set at the lowest rate. There was a question regarding antenna price, which is the cost to the Park/unit in volume.
  - i. Bob Schehrer (147) said he found the same signal problem with tinted windows, which have metallic coating material.

- j. Manager McKinney said she is seeking a different bandwidth delivery system. They are thinking of a way to restore the hallway computer, from which some equipment was stolen.

Phil Parsons moved to table the discussion to a future time. Motion seconded and passed.

**New Business:**

1. A report on the food handlers training and testing was received. Qualifying is optional at this point. Jim Brannan favors approving the test.
2. Manager McKinney delivered an analysis and discussion of rising utility costs to the Park.
  - Both volume and rate have increased the total sewer cost. There is need to reduce total water consumption (rates are up) by 4 to 6 million gallons, which also affects sewer costs that will exceed budget this year by \$35,000.
  - Propane cost per gallon has increased from \$1.35 to \$2.06
  - Electricity cost in winter is up 6.8%; 3.7% in summer
  - CATV contract will expire in Dec 2008 and the company will close. A new provider will be needed.
  - Trash collection cost was reduced in the new contract.
  - Damage from a 30-hour power outage last summer was avoided with help from Dave from Cirtcele Electric.
3. **Modified Cash Accounting:** Jim Brannan moved official Board sanction of accounting on a modified cash basis beginning with FY 2008. The motion was seconded and passed unanimously.
4. **Committee Appointments:** There are more volunteers needed for committees. Wayne Wolf has resigned from the Facilities Committee. Ken Wordley and Jane Nussbaum were appointed to the Kitchen committee.
5. **Meeting Schedule:** The Board will meet in continued session on Tuesday November 13, and in regular session on November 20.

**Motion to Adjourn** was made by Ken Crites, seconded and passed.

Respectfully submitted:

Phil Parsons, Secretary

Signed:

Leroy Gibson, President