

**BOARD OF DIRECTORS
TUESDAY, JANUARY 8, 2008
9:30 A.M. at the BALLROOM
Minutes**

Call to Order: 9:30 A.M. by Vice President Paul Borne

Verification of Quorum:

Six members of the Board of Directors were present. Leroy Gibson was absent for rehabilitation after surgery

Agenda: Members agreed on the agenda after removal of the kitchen item.

Correspondence: There was no correspondence read, and there were no announcements.

Board Meeting Minutes: Jim Brannan moved approval of the minutes of the November 20 and December 4, 2007 meeting. Motion carried.

Treasurer's Report: Treasurer Stam reported that total cash on hand on January 8, 2008 is \$667,186, including \$424,586 total reserves. Cash on hand in the Activities Fund is \$35,362. The 2009 Budget is close to completion, and is waiting for direction regarding changes in TV service after our cable contract expires in December 2008, and pending expiration of the laundry contract in May 2009. She said there will be an expected dues increase for FY 2009, but the amount is not yet decided. The Treasurer's report was accepted as read.

Manager's Report: Manager Dell McKinney reported there are 847 units in residence, including 724 owners and 123 renters. She reported that water usage will essentially double between November and February, and challenged residents to reduce water usage by one million gallons when compared with the previous year. She also showed a water usage reduction kit for homeowners, which will be available for about \$13 at the office.

Wi-Fi Report: Larry Martin announced that additional T-1 lines for the system will soon be on line. He described the problems being observed, and said the equipment manufacturer is being cooperative.

Unfinished Business:

1. Manager McKinney reported that Dish Network is offering a contract for satellite TV reception including up to 48 channels plus Channel 7 for \$3.80/month/lot, and owners can buy additional channels. It will add about \$3,000 to the total budget cost.
2. **Reserve Study:** The manager reported that Reserve Advisors began their study on December 13. The initial report is expected about February 1st.
3. **Water Conservation:** Adele Finnemann discussed water conservation issues, and suggested that a sewage metering study might help control costs. A water audit was also suggested. Jim Brannan moved that research be conducted to establish the value of metering and other utility conservation measures. The motion was seconded by Adele Finnemann and passed.
4. **Documents Committee Charter:** Adele Finnemann moved that the Charter for the Documents Committee be approved. The motion was seconded and passed.
5. **Electrical Ad Hoc Committee:** Vice President Borne asked for more volunteers for this committee that is chaired by Ed Borne.

Point of Order: Hugh Vernon, chair of the Documents Committee raised a Point of Order, saying that the amended and restated motion regarding water conservation must be considered as part of unfinished business. The matter was deferred to the next meeting.


New Business:

1. **Nominating Committee:** Adele Finnemann reported for the Nominating Committee that three candidates have filed for election to the Board of Directors. The filing period closes January 11.
2. **Election Committee:** John Falk announced that the election ballots will be mailed to every lot owner on January 18. There will also be a referendum on the Articles of Incorporation and the CC&R's to comply with state law. The importance of these amendments was stressed. John outlined the voting process by which ballots must be returned to the ballot box in person or by mail before the opening gavel of the annual meeting on February 19.
3. **Committee Appointments:** Nominations were made as follows:
 - **Pet Committee:** Mary Meskimen, Lot 1031
 - **Telephone Committee:** Bob Craig (reappointed), Lot 337
Darwin Zuern, Lot 166
 - Nominating Committee:** Connie Titgemeyer, Lot 1068
Lee Harber, Lot 753
 - Planning and Development:** Duane Storley, Lot 31
Ginger Skobie, Lot 315

Jim Brannan moved acceptance of the nominations. The motion was seconded and approved.

4. **Committee Liaison Guidelines:** Manager Dell McKinney confirmed that the Guidelines have been updated. Written annual reports are due by February 5, and oral reports will be made at the annual meeting
5. **Solar Heating for the Pools:** Phil Parsons described a proposal offered for solar heating of the pools. A firm has offered solar panels harnessed to the pool heating system that could pay back its cost in 1.9 years, and a payment plan based on the savings in propane cost. He moved that a study of solar pool heating be conducted. The motion was seconded and passed. Phil Parsons was appointed to chair the study committee.
6. **Change of Annual Meeting Date:** The date of the Park Association Annual Meeting is set by the Articles of Incorporation. Phil Parsons outlined some reasons and sentiment for holding the meeting at a later date during the year. There was discussion about the work of committees and the burden of unfinished business after the membership meeting. Adele Finnemann read the requirements for changing the Articles, and Hugh Vernon said the first requirement is for this year's Referendum to pass. No action was taken.
7. **Motion to Adjourn** was made by Ken Crites, seconded and passed.

Respectfully submitted:


Phil Parsons, Secretary

Signed:


Paul Borne, Vice President