

**The Preserve—Villages of Rio Pinar
Homeowners Association
Board of Directors Meeting
October 22, 2007
Community Clubhouse
Minutes**

The meeting was called to order at 7:00 p.m. by Cori Garavuso. A quorum of the board was present. Those in attendance were Cori Garavuso, Sharlene Martin, Phil Hampton, Deidre Holmes DuBois, Kathy Craft, Kenn Bates, and Tito Figueroa. Greystone Management was represented by Janice Armstrong and Lana Bogden.

Minutes

Minutes for the September meeting were reviewed and discussed. Motion was made to approve the minutes by Kathy Craft and seconded by Sharlene Martin. Motion carried 7-0.

Management Report

The Management report was presented by Janice Armstrong with Greystone Management. There were no questions.

Committee Reports

- ARB Committee—Eric not present for report
- Clubhouse/Fitness Center—Phil, no update
- Landscaping—Kenn Bates discussed estimate from landscape nursery for planting day Saturday. Needs volunteers for Saturday from 8-12 to plant at both entrances. Also needs help Friday afternoon for plant delivery. Kenn will look for volunteers. Asked for permission to purchase plants. Motion to approve by Sharlene, 2nd by Phil. Carried 7-0.
- Communications—Sharlene stated that the next newsletter will be e-mailed to the Board 10/23/2007. Has to be approved by the end of the week in order to get to printer on time. Website is switched to Preserve.org. That is the main address now. Website is current for minutes except the ones approved tonight. Signs for planting day will go up 10/23/2007. Annual meeting will go up Sunday, along with Halloween party signs.

Treasurer's Report

The Treasurer's report, a spreadsheet elaborating on the current financial status of the community, was presented.

Janice informed Board that today our accounting department received 53 messages and made 21 calls returning messages from homeowners who had paid their dues but were getting past due notices. Today we received an envelope from Sentry Management with numerous payments in it, some dated for August.

The Board discussed the proposed 2008 Club Budget. Kathy asked if Club insurance was an accurate figure on the budget. Janice told her that it was a rounded figure. The possibility of getting a Reserve Study done was discussed. Motion made by Kenn to accept the Budget as submitted. Seconded by Deidre. Passed unanimously.

Community Budget was discussed. Janice went over. Motion to approve by Kathy, Sharlene seconded. Passed unanimously.

Old Business

None

New Business

Tito mentioned that when it rains, the bridges become a hazard. Need to be pressure washed and possibly get some type of abrasive on them. Need signs put up as soon as possible.

Management will get some bids. Phil has noticed that nails are coming out. Proposal was made to get bids by Kenn and 2nd by Deidre.

There being no further business, the meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Lana Bogden
Managing Agent