

**VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 06, 2004**

Prior to the meeting the Board of Directors met with Scott Neusen from Taylor & Carls.

CALL TO ORDER

The meeting was called to order at 7:02 p.m. The meeting was held at the on-site clubhouse.

Board members present: Wes Lewis, President; Luis Quiles, Vice-President; Maria Rodriguez, Secretary; Michael Murphy, Treasurer; Russ Niewold, Director; Kenn Bates, Director; and Vincent Rowe, Director.

Notice of the meeting was posted at least 48 hours in advance of called meeting.

Approval of Minutes

The minutes for March 02, 2004, clubhouse meeting minutes, and fining meeting minutes were approved with changes.

Committee Reports

Communication Committee – Kristen Howell, Communications Committee Chairman, was not able to be present so Wes Lewis stated that Channel 23 was up and running in the Oaks and the Pines. The Falls was not operational but Sentry Management and the Communications chairman are working on this problem and hope to have found the solution. Management has called Adelphia for an additional TV converter.

Landscape Report – (detailed information attached) Kenn said that he had received a proposal of almost \$66,000 for plant/shrub upgrades and replacements from Valley Crest. The majority of the cost is labor so Kenn hopes to have a community green thumb day in order to make some of the improvements in house to cut down costs. Kenn also let the Board know of some major problems with the pump. An outside specialized pump company was called and repairs made. Another issue was 25 rotor heads were stolen along Econ. with a cost of \$775.00.

Social Committee – Wes stated Michele Jensen, current social chair, is moving out of the Preserve. A motion to have Michele Gotfrend take over as Social chairman was made by Wes, seconded by Michael. All in favor, motion carries.

Maintenance Report – attached.

ACC Committee – Luis passed out a copy of the updated/changed ACC Standards and Criteria. He stated he would like a vote on these new guidelines. This vote was tabled until the Board can further review these documents. A vote is set for the May meeting.

Rules & Regulations – The Rules & Regulations Committee also has passed out changes to their documents. The Board will review and discuss for a vote at the May meeting.

Security – has been attached for review.

Legal Committee – Handled under New Business.

OLD BUSINESS

Clubhouse – Wes stated the Board has until April 30th to submit a letter of intent. If a letter of intent is given a meeting will be set up with the homeowners to discuss the price, dues, and financing.

Channel 23- Handled under Communications Committee.

Violations – Covenant Compliance Committee – Wes explained the violation/fining process to the homeowners present then stated a need for at least 3 volunteers to review current and future violators. The committee is an independent group from the Board that reviews the homeowner and their violations as well as the fines placed by the Board. Four homeowners raised their hands to sit on this committee: Kipp Gotfrend, John Kudlinski, Clay Craft, and Cindy Costa

The committee left the room in order to set a date for their meeting.

NEW BUSINESS

Mulch – (removal & relocation) – Kenn stated there is an excess of mulch in the common areas. This is causing the plants/flowers to not get enough vitamins. The cost to remove is \$18,180. Valley Crest will take out the \$12,120 set in the contract for mulch due to the excess. That leaves approx. \$6,000 for the association to pay for removal. Kenn motioned to pay to remove the excess, motion failed. Kenn made a motion to wait for removal until review by Lennar, motion carries.

Attorney- Wes stated the Board has met with three law firms. Larsen & Associates, Taylor & Carls, and Clayton & McCulloh. Wes said he, as president, would be directly in contact with the attorney the Board chooses. A motion by Vincent to choose Larsen & Associates, seconded by Maria. Discussion begins. The majority either was set toward Larsen or a toss between them or another. Vote taken – the Board will go with Larsen & Associates 6-1. Wes stated he would give Rick Larsen a call tomorrow to get things rolling on the documents, clubhouse, and violations.

Violations discussion began again with homeowners present. The Covenant Compliance meeting will be Tuesday April 13th. 9102 Footbridge is set for the meeting. Homeowner present stated he would like to know the outcome of this meeting. Homeowner also asked about turning cable off for homeowners that haven't paid their dues. Management said they would look into if this were a possibility.

A homeowner off Greenwillow then spoke to the Board with regard to his violation. He feels the documents should be sent to every homeowner so the violation process as well as other information is well understood. Wes said the final set of documents was just received from Lennar two weeks ago. The process is 30 days, 30 days, 30 days then the Board followed by the Covenant Compliance Committee/ lawyer.

With no other business, the meeting adjourned at 9:10 p.m.