

VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION , INC.
BOARD OF DIRECTORS MEETING
JULY 06, 2004

CALL TO ORDER

The meeting was called to order at 7:00 p.m. The meeting was held at the on-site clubhouse.

Board Members Present: Luis Quiles, Vice-President
 Michael Murphy, Treasurer
 Russ Niewold, Director
 Kenn Bates, Director
 Vincent Rowe, Director

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

Approval of Minutes

Motion was made to accept the June 01, 2004 minutes as amended by Kenn, seconded by Vincent. All in favor, motion carries.

Committee Reports

Communications – No report given at this time.

Landscape – attached

Landscape committee will meet with Valley Crest to discuss homeowner complaints and concerns late next week.

Social – No report given at this time.

Maintenance - attached

ACC – Luis stated the ACC guidelines have been posted on the web-site. His committee has received 6 ACC applications this month. All have been approved.

Rules & Regulations – No report given at this time.

Security – attached for later review.

Legal – No report given at this time.

TREASURER'S REPORT

Mike explained the situation with the start up on the clubhouse. The clubhouse will combine next year with the association to help with costs. Vincent asked when the association would turn the corner as far as money? Mike stated we are set for a tough year ahead. The association will seek legal direction as far as handling the deficiencies with Lennar.

OLD BUSINESS

Violations – The Board has decided fine will stay at \$100.00 per violation

NEW BUSINESS

Clubhouse Committee – Vincent recommends a committee be established to handle issue pertaining to the clubhouse. A motion was made by Kenn to establish this committee as an advisory committee, seconded by Vincent. All in favor, motion carries. Cori Garavuso volunteers to head this committee. Gary Blasmen also offered to help.

Replanting – Kenn handed out two separate scenarios on replanting. The first is approx. \$4,528 and the second scenario is \$ 9,540. He explained that the association has gained back approx. \$12,000 because there is no need to mulch this year. Russ asked why the need to replant when there's a problem with the irrigation system? A motion to approve scenario #2 over a 6 to 9 month time span as long as the irrigation is operational and the association has researched all recourse on Lennar, seconded by Russ. Motion carries 4 -1.

Police – A motion to start processing the application to receive off-duty police was made by Vincent, seconded by Mike. All in favor, motion carries.

Lien process - A motion to issue Intent-to-Lien after full maintenance fee is late for more than 30 days was made by Russ, seconded by Vincent. All in favor, motion carries. Vincent motioned to have the same process for the association and the clubhouse, seconded by Kenn. Motion carries.

After a few questions and comments from the homeowner, a motion was made to adjourn.