

**Saxony HOA
Board of Directors Meeting Minutes
July 12, 2010**

Call to Order 7:10 PM

Establishment of Quorum – Quorum established

Approval of Minutes

- Motion to approve June 2010 minutes. Motion seconded. Unanimously approved.

Review of Monthly Financials

Operating Funds	\$20,907.86
Petty Cash	\$250.00
Asphalt Funds	\$18,333.55
Maintenance Reserves	\$128,459.79
Insurance Reserves	\$41,688.12
Total	\$209,639.32

Outstanding Financial Commitments

\$106,856.08 Charter Construction, Inc.

Items of Note

Unit B103 is now owned by the Association

Deposit \$250 petty cash in account

General maintenance fund over by \$3,000 because of Davis Door project – an unplanned but necessary expense.

- Note to build in garage door maintenance into reserves for future occurrences – this should be a reserve expense
- \$4,489.50 Door barrel replacement
- \$522.32 Key pad replacement
-

Motion to move \$5,011.82 from reserves to operating budget to cover expense of Davis Door expenses. Motion seconded and unanimously approved.

Homeowner's Forum

- C104 – call box malfunctioning. Deliveries and guests unable to call unit or to be buzzed in

- F106 Concerned about visitor parking signage post asphaltting project and wondering if owners can adopt planter boxes and plant.
- Several cottages represented by Jesse requested consideration to upgrade the playground and designating the grassy area in front of cottages as a no pet area.

Ongoing Projects

Asphalt resealing and striping

- The work has been excellent

Parking (Matrix, as it pertains to Visitors, Unassigned and Handicapped)

- Parking matrix is inaccurate with regard unassigned spaces
- There are an overabundance of handicapped designated spaces
- There are 159 units of the property. Guidelines dictate 2 handicapped spots per every 100 units which would equal 3 to 4 spots on the property
- There is a need to audit the parking matrix. Developer did not finalize matrix.
- Motion to request Goff & Dewalt to audit and finalize the parking matrix. Motion seconded and unanimously approved.

Fire Service Proposals

Proposal from AAA

- Annual system testing
- 12 year hydrostatic testing
- Current monitoring done by ACE. There is a question about whether or not ACE has an easement notice.
- SURHCO will file notice to terminate service with ACE to force production of easement if it exists.

Comcast agreement

- Tabled – President will follow up and report back at next board meeting

Mediation day

- August 31 mediation is off-calendar
- Awaiting rescheduled date
- Note – owners are not permitted to attend. Board members are hoping to attend if possible.

Doggie bags

- Request Euromaintenace to replace bags once a week.

- Board will monitor and adjust frequency of replacement as needed.

New business

- First interrogatories and production of documents
 - Completed

Teris invoices

- \$82.38 and \$16.26 – CD/Document Duplication
- These items were budgeted
- Motion made to pay these invoices, seconded and unanimously approved.

Fire services invoices

- \$4,391.50, \$2,269.39 and \$225
- Motion to pay these invoices, seconded and unanimously approved.

Executive session

- See executive session minutes

Adjournment 8:35 PM