

**Playmor Bernardo Homeowners
Board of Directors
Meeting Minutes
November 21, 2009**

Call to Order / Opening Remarks by the President **3:21 p.m.**

Approval of Meeting Minutes for October 22, 2009 (MSC) **3:29 p.m.**

Executive Session disclosure from October 22, 2009: **3:29 p.m.**

The Board deliberated violations, discussed a legal matter and directed the Manager to purchase uniforms for the staff.

Owners Forum **3:30 p.m.**

Owners may address the board: 2 minutes, each homeowner; collectively 10 min. maximum

Committee Reports **3:30 p.m.**

- ❖ Landscape Committee

Manager's Report **3:31 p.m.**

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for October 2009 and approved them subject to review at year end by the auditor.

Account Updates:

1. Owner at 17xxx Fairlie Road.
2. Owner at 17xxx Fairlie Road.
3. Owner at 17xxx Fairlie Road:
4. Owner at 17xxx Ashburton Road:
 - A motion was made to not pre-lien but to have late charges applied until payment plan is accepted. Owner to submit in writing that the HOA will not be put into Bankruptcy Chapter 7. **(MSC)**

❖ **Board Votes needed this month for Pre-Lien Letters thru Anderson & Kriger:**

<u>Name</u>	<u>Address</u>	<u>Assessor's Parcel</u>
Owners	17xxx Ashburton Road	273-840-xx-xx Table

❖ **Board Votes needed this month for Final Letters thru Anderson & Kriger:**

<u>Name</u>	<u>Address</u>	<u>Assessor's Parcel</u>
Owner	17xxx Ashburton Road	273-840-xx-xx

- A motion was made to move forward with final letter. **(MSC)**
- | | | |
|-------|----------------------|---------------|
| Owner | 17xxx Ashburton Road | 273-840-xx-xx |
|-------|----------------------|---------------|
- A motion was made to move forward with final letter after title search. **(MSC)**

Owners Request

3:46 p.m.

- ❖ An owner inquired about installing a solar tube in the upstairs bathroom. The Board directed the manager to research and find a roofing contractor for installation and bring information back to the Board for approval at a future meeting.

New Business

3:54 p.m.

- ❖ Board Officers Elected

<u>President:</u>	Todd Clark (MSC)
<u>Vice-President:</u>	Susan Joseph (MSC)
<u>Treasurer:</u>	Bill Feenan (MSC)
<u>Secretary:</u>	Linda Steverson (MSC)

Due to the results of the Annual Meeting Election of Officers, Jonathan Daitch's name will be removed from all Playmor's bank accounts, and William (Bill) Feenan will be added to all Playmor bank accounts. **(MSC)**

- ❖ Board direction to Manager regarding tree trimming.
 - The President to schedule a walkthrough with the Board for one hour to inspect trees.
- ❖ Peterson Annual Roofing contract
 - A motion was made to accept annual roofing contract to be scheduled in December. **(MSC)**

Adjourn to Executive Session

4:09 p.m.

Adjourn Staff

4:24 p.m.

Adjourn Meeting

4:35 p.m.

Prepared by PH and RM
 Edited by LS

Linda Steverson, Secretary signature: _____ Date: _____