

**Playmor Bernardo Homeowners
Board of Directors
Meeting Minutes
January 20, 2011**

Call to Order / Opening Remarks by Todd Clark

6:34 p.m.

There is one unit with 3 notices of violation regarding barking dog

The Board approved the Meeting Minutes for December 16, 2010 as submitted.

Executive Session disclosure December 16, 2010:
Review of Citation

Owners Forum

Ava stated it would be a good idea that all additional garage door locks be consistently mounted in the same location on each garage door frame.

Committee Reports

❖ Landscape Committee: No Report

❖ **Manager's Report**

❖ Financials The financials for December were accepted.

❖ The Board of Directors reviewed the monthly reconciled bank statements for December

❖ Board ratification of ballot to the owners for the loan for painting Playmor Bernardo

The Board by **Motion** ratified the decision to approve the ballot measure be sent to the community for approval of deferred maintenance. **MSC** unanimous

By **Motion** the board voted if a wall needs repair that the association go away from wood fascia replacement, and the manager should make decisions of wood fascia depending on amount of repairs needed. **MSC** unanimous

❖ Board votes needed this month for foreclosure proceedings on parcels ending in 14-36 & 15-27

The Board by **Motion** approved sending two units to Anderson & Kriger for foreclosure proceedings. **MSC** unanimous

❖ Projects:

Garage doors- Project in process. There are five door that still have not been changed. Notices of hearings will be sent out for the February meeting.

Architectural Requests:

Architectural request 2011-01 for installing vinyl windows and doors was approved,

Unfinished Business

- ❖ Employee Manual – The motion of December 16 was revised to read. **By Motion** the employee manual was approved with minor corrections. It should become effective March 1, 2011. **MSC**

New Business

- ❖ New HOA member's name and address:

- ❖ Filling the vacancy on the board vacated by Bill Feenan:

Linda Steverson will contact one of the residents who had expressed interest in joining the board.

- ❖ Request for reimbursement:

A resident had requested reimbursement for tree roots in her sewer line. This was moved to executive session.

- ❖ Holiday Decoration winner:

The votes for best Holiday decorations went to 17486 Ashburton and 17514 Fairlie, with prizes to be awarded.

Adjourn to Executive Session
Adjourn Meeting

7:25 p.m.