

Master Board Minutes – October 23, 2008

The Master Assn board meeting was held at 7:00 p.m. on Thursday, October 23, 2008 at the Sales Center on Hawk Hill. Members of the board present were Scott Towslee, Doug Botimer, Donna Fisher, Sam Lefore, Gregg Irland, Bob Rugar and Kathi Yenney. Also present was Phase X homeowner, David Shannon and Natalie Rugar.

The minutes of our last board meeting in August were sent out by email at that time. There were no corrections or additions to those minutes.

The year to date financial report was submitted; no questions or corrections were noted.

Beginning Balance	\$28,827.03
Budgeted Receipts	\$117,600.00
Budgeted Expenditures	\$80,363.05
Ending Checking Balance	\$60,939.60
Interest Income	\$739.25
Capital Fund Balance	\$50,739.25

The financial report was approved.

Bob Rugar was introduced and warmly welcomed as the new board member representing the development company.

President Scott Towslee gave an update on the City of College Place water line project that will go through our common area between Phase VII and Phase VIII.

The damage done to the hillside last spring has been repaired and the new plantings were approved by Tom Emerson. The responsible party will pay any legal costs incurred.

Scott met with the various Phase Presidents to ask them to ask for nominees from their respective phases.

January 25, 2009 was tentatively set as the date for our next annual membership meeting. Gregg Irland will check on the availability of the WWVA meeting room.

Discussed items for the newsletter which will go out as soon as the date and place for the meeting are finalized; hopefully in late November or early December.

A preliminary budget will be prepared before the November board meeting. Natalie Rugar agreed to meet with Scott and Treasurer Kathi Yenney to work on it.

Discussed the idea of contracting with a professional management company for some services. No decision was made.

Scott and Dick Cook are working with the Smith Brothers on a landscape contract for next year.

Doug will see about getting 1 or 2 new benches for the common areas around Phase II.

The use of a paid assistant for the ARC was again discussed. It was reiterated that the Villages as an organization is not set up to hire employees and that any assistant will have to meet the definition of independent contractor according to Federal and Washington State law.

The meeting was adjourned at 8:30 p.m. Our next meeting will be on Thursday, November 20.

Respectfully submitted,
Kathi Yenney, Secretary