

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, SEPTEMBER 9, 2008
3:00 P.M.**

Present: Steve Hafer, President, Joe Beima, Vice President, Bill Meints, Treasurer, Guy Cusumano, Secretary, Beverly Weltzien, Director, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Steve Hafer, at 3:00 P. M. at the clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting was announced, with Notice and Agenda posted at least forty-eight hours in advance. All motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Reading of the Minutes of the Board Meeting of August 5, 2008, and the special meeting of August 14, 2008: MOTION was made by Bill Meints to approve the minutes of the Board meeting of August 5, 2008, as presented.

MOTION PASSED.

(For: Beima, Cusumano, Hafer, Meints. Abstention: Weltzien).

MOTION was made by Bill Meints to approve the minutes of the Board meeting of August 14, 2008, as presented.

MOTION PASSED.

(For: Beima, Cusumano, Hafer, Meints. Abstention: Weltzien).

Resignations and Appointments: Steve Hafer reported that Greg Fahey resigned from the Board of Directors and his position was taken by Beverly Weltzien.

Comments from Homeowners:

- Resident commented that she did not agree with certain parts of the official minutes of the August 5, 2008, meeting and read her rendition of those minutes.
- The Social Director requested a second key to the clubhouse, so that she has one to give out and one to keep.
- A question was raised about whether the Association is still planning to refurbish the clubhouse.
- The Board was thanked for the purchase of the new benches.
- The Board needs to write the owner of Lot 178 about proper rental occupancy.

Reports:

A. President's Report: Steve Hafer

1. Status of Pool Damage Reimbursement: Management will send a letter to the parents of the minors, who damaged the pool. It will explain what happened and be presented as the bill for payment.
2. Status of new Jacaranda Trees: The trees were planted on Lake of the Woods Drive across from the clubhouse in areas that can handle their wide spreading canopy.
3. Column Repairs: Management reported that the tops were sealed on

Monday and will be stuccoes 9/10/08.

4. ADT Cameras: Management reported that the technicians will be here 09/10/08 to perform the necessary replacements and repairs.
5. Correspondence from Attorney: The proposed pool contract will be reviewed by the Association's attorney prior to signing.

B. Treasurer's Report: Bill Meints

1. Financial Report: The July report was reviewed, which is attached and made a part of these original minutes.
2. 2009 Budget: Committee Chairs and Board Members need to provide budget requests for their committees by the October meeting. Management will send budget increase letters to all vendors. A master contract list and due dates of services will be assembled as the budget is created.
3. 2009 Audit: MOTION was made by Bill Meints to approve the proposal from the Association's CPA firm, James B. Richardson, CPA, to perform a compilation at a cost of \$1,000.00 plus \$500.00 to cover all other required reports.

MOTION PASSED.

C. Property Manager's Report: Jim Kraut

1. Status of Knox Box Installation: Management reported that the work is complete.

D. Committee Reports:

- Social Committee: Judie Gollwitzer will resign as committee chair in February, but will continue arranging the lecture series. The Jimmy Buffet and the Holiday parties are coming up.
- Newsletter: Submissions are due September 21. It was suggested to have a Keys-Caldwell section, as well as, separating LOJ and PE activities from the main body of the newsletter.
- Refurbishing Clubhouse Committee: Denise Sudia reported that they thought the committee was on hold. The board requested that the committee move forward and present multiple options.
- Committee for a Better Community: Denise Sudia reported that the committee is awaiting the board's response to the August report. Joe Beima will coordinate the Board's response due to receiving new information and present it at the October meeting.

E. Directors Reports:

- Joe Beima: No Report.
- Guy Cusumano: Pool Refurbishing: The Board has sent all vendors a set of purchase terms. Sleuth, Inc. found 15 structural cracks in the pool. The Board is planning a special meeting on 09/23/08 after bids have been returned and reviewed by the Association's attorney.
- Bill Meints:
 1. Exercise Program Waiver: MOTION was made by Beverly Weltzien to have the Association's attorney create a generic waiver form for the Association.

MOTION PASSED.

2. The YMCA is offering homeowner discounts for membership while our pool is being repaired.
 - Beverly Weltzien: No Report.

F. Unfinished Business: None.

G. New Business:

1. Receipt of Petition from Homeowner: Carol Kahne presented a petition of 206 signatures to the Board. It was a response to not open the membership to the clubhouse and its amenities to the entire Lake of the Woods Association.
2. Property Appraisal: MOTION was made by Beverly Weltzien to approve the proposal from GAB Robbins for a four year appraisal contract costing \$500.00 the first year and \$200.00 for each of the next three years.

MOTION PASSED.

H. Resident's Comments.

1. Requests for Items to be placed on the Agenda: Steve Hafer reminded owners that any requests for agenda items must be submitted in writing to the offices of Keys-Caldwell.

I. Adjournment: MOTION was made by Bill Meints that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:45 P. M. The next meeting of the Board will be October 7, 2008, immediately following the Board of Directors meeting for Lake of the Woods of Jacaranda Homeowners Association, Inc., at 1:00 P. M. at the clubhouse.

James S. Kraut
For the Secretary

Approved:

Date_____