

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, JUNE 2, 2009
3:20 P. M.**

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

The meeting was called to order by the President, Joe Beima, at 1:05 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.

Approval of the Minutes of the Board Meeting of April 7, 2009: MOTION was made by Steve Hafer and seconded by Joe Biema to approve the minutes of the Board Meeting of April 7, 2009, as presented.

MOTION PASSED.

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

Approval of the Minutes of May 5, 2009: MOTION was made by Bill Meints and seconded by Guy Cusumano to approve the minutes of the Meeting of May 5, 2009, as presented.

MOTION PASSED.

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

Resignations and Appointments: None.

Comments from Homeowners: 1). A request for a letter of apology for unpaid maintenance fees from 560 LWD was read.

REPORTS OF OFFICERS

A. President – Joe Beima

1. Correspondence from Attorney: None.
2. Correspondence from Owners: Two “Thank you” letters from owners regarding the volunteer luncheon were read.

B. Vice President – Steve Hafer

1. Landscaping: The new flowers in the front of the clubhouse have been eaten by rabbits.
2. Pool Equipment Fencing: Management will contract H & Y Fencing about the schedule to install the fence around the pool equipment.
3. Bathroom Painting: MOTION was made by Steve Hafer and seconded by Beverly Weltzien to approve the proposal from Shirley Ward Painting to paint the bathroom walls in the clubhouse at a cost of \$450.00.

MOTION PASSED.

C. Treasurer – Bill Meints

- 1. Financial Report – April, 2009: Bill Meints reported that as of April 30, 2009, the Association has a positive balance of \$6,800.00.
- 2. Status Report:
 - a. Delinquencies: No more than 38.
 - b. Uncollectible: No new information has come from the attorney.
- 3. Discussion of Partial Payment Plan: A payment plan was discussed for those accounts already turned over to the Association’s attorney that claim they have a hardship situation.
- 4. A member of LOJ that lives in Grassy Oaks wants to terminate his clubhouse membership but this cannot be done as it is part of the deed.
- 5. Approval of Expenditures: None.
- 6. Internet Service Update: None.

D. Secretary – Beverly Weltzien

- 1. Committee Reporting Forms: The forms are in use and are working.

The cleaning service replaced the the missing vanes in the window blinds.

E. Director – Guy Cusumano

- 1. Clubhouse Cleaning: MOTION was made by Bill Meints and seconded by Beverly Weltzien to approve the proposal from Shirley Ward for \$275.00 to clean the overhead baffles in the clubhouse.

MOTION PASSED.

Keys-Caldwell Management Company Report:

A. Property Manager – Jim Kraut

- 1. Car Sticker’s status: The stickers are ready for pick up at the Management office; this information will be included in the newsletter.
- 2. Misc. Items: None.

Standing Committee Reports:

- A. Social – Judie Gollwitzer: There will be a Summer pool party; please bring your grills.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

- A. Pool Access: MOTION was made by Beverly Weltzien and seconded by Bill Meints to form a committee to investigate the best way to monitor who is using the swimming pool.

MOTION PASSED.

Resident’s Comments.

- A. Requests for Items to be placed on the Agenda: None.

Adjournment: The meeting was adjourned by the President at 3:42 P. M. The next Board Meeting will be held on July 7, 2009, immediately following the Lake of The Woods meeting at 1:00 P. M., at the Lakes of Jacaranda Clubhouse.

Executive Session: Present:, Joe Beima, President, Steve Hafer, Vice President, Bill Meints, Treasurer, Beverly Weltzien, Secretary, Guy Cusumano, Director, Jim Kraut for Management, Richard Ulrich, Association attorney (via telephone conference), and Jane Wilder, Owner.

The Executive Session began at 3:45 P. M. and was called because Ms. Wilder questioned the attorney fees attached to her statement and requested they be removed. Attorney Ulrich stated that all owners should be treated the same and that if she was delinquent, she must pay the fees. He pointed out that he has already been paid by the Association so the money that is owed is actually a reimbursement to the Association. The Board agreed to allow Ms. Wilder to provide bank statements that validate her claim that she paid all fees on time.

The meeting was adjourned by the President at 4:00 P. M.

Respectfully submitted,

James S. Kraut
For the Secretary