

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
June 24, 2009

I. Establish Quorum

A quorum was established with the presence of: Dan Navin, Charlie Yorio, Rolf James, Mike Talbert and Sid Halsey. Attending on behalf of MAY Management Services: Tim Hutchison and Hope Tanner.

II. Call To Order

The meeting was called to order at 3:00 p.m.

III. Approval of Minutes – May 27, 2009

Rolf James made a **motion** to approve the 5/27/09 minutes; Sid Halsey seconded and motion carried unanimously.

IV. Financial Report (Rolf James)

Report given as of 5/31/09:

There is \$41,389 in the operating account and \$62,033 in the replacement account. There will be approximately \$6,300 coming out of the reserve account to take care of our pool violations. Rolf reported on the status of the bad debt reserve. The Board will be working with Accounting Manager Cathy Savarese to determine how much we need to budget for the bad debt reserve. Sid Halsey made a **motion** to approve the financial report; Mike Talbert seconded and motion carried unanimously.

V. Committee Presentations

- a. Landscape – Report emailed to Board.
 - o Planting installed.
 - o Agapanthas will be installed.
 - o Committee is still working to have a master gardener out to do a workshop.
- b. Social – Committee is working to schedule a wine social in September.
- c. ARB – John will confirm who is going to Chair committee and MAY Management will continue to accept applications and answer questions.
- d. Enforcement – Several Hearings are scheduled. Sign compliance discussed.
- e. Safety – John has contacted the sheriff's department regarding speeding and has not gotten a response yet. Tim will follow up on the issue.
- f. Website – No report given.

VI. Management Report

Report provided as attached. Tim reported that the association got a refund for combining D & O policy and canceling old policy.

VII. Old Business:

- a. Status of Board Term Changes – Tim reported on attorney's findings regarding drafting an amendment to change the documents. Sid Halsey made a **motion** to proceed with the amendment to change director terms; Mike Talbert seconded and motion carried unanimously.
- b. Transformer Boxes Painting – Rolf James made a **motion** to proceed with painting transformer boxes WGV green with funds from the reserve account; Sid Halsey seconded and motion carried unanimously.
- c. Re-establish Daylight Savings Time Hours – Mike Talbert made a **motion** to change the Daylight savings pool hours back to 6-9; Sid Halsey seconded and motion carried unanimously.

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VIII. New Business

- a. Update Violations – Pool violations have been resolved and we have received a letter of clearance from the county. A thank you letter will be sent to the pool contractor for his work. John Navin made a **motion** to approve having All About Pools to service pools after storms for \$110; Sid Halsey seconded and motion carried unanimously.
- b. Discuss Items Needed for the Pool –
 - o Mike Talbert made a **motion** to authorize Rolf James to buy a 45 ft hose for the pool to vacuum; Sid Halsey seconded and motion carried unanimously.
 - o Swimmies and swim diapers are approved for use in the pool.
 - o Rolf James gave an overview of replacement items for the pool. The expenses totaled \$3,600. John Navin made a motion to get all recommended work done on the pool totaling approximately \$3,600 with funds from the reserve account; Charles Yorio seconded and motion carried unanimously.
- c. Handrails Protective Colors – Handrails get very hot in the summer. Tim presented proposal and information on protective coating for handrail coating. Board asked Tim to have rails coated in blue.
- d. Umbrellas- Day-to-Day Use/Umbrella Stands – Several owners have requested putting more umbrellas out at the pool. Rolf James made a **motion** to approve the purchase of 2 new umbrellas not to exceed \$100 each; Sid Halsey seconded and motion carried unanimously. Rolf James made a **motion** to approve the purchase of 8 new umbrella stands not to exceed \$60 each; Mike Talbert seconded and motion carried unanimously.
- e. Doug's Weekend Service – Any work done will go through the president of the association who will then relay the information to Tim.
- f. Nanak's Dirt in Pool – Tim will tell Nanak's to clean shoes prior to entering pool area.

IX. Adjournment

With no further business to discuss the meeting unanimously adjourned at 4:41 p.m.

X. Open Forum