

CHATEAU PARK HOMEOWNERS ASSOCIATION

Board of Directors Meeting, January 13, 2009

1. Call to Order

Alan Licht called the meeting to order at 6:30 pm. Board Members present were Sherry Lynne, Gary Mason and Louise Rishoff. Also present was Lance Marsh from Gold Coast Management and homeowners Jan Kramarczyk, Lori Alleeson, Richard Muntiz, Margo Goldstein, Sandy Derington and Kay Kile.

Open Forum discussion topics were responded to in letters sent to Owners who provided a speaker card.

2. SECRETARY'S REPORT – APPROVAL OF THE MINUTES

MOTION: Moved and seconded to approve the minutes of the November 17, 2008 Board of Directing Meeting as amended. Motion carried unanimously.

3. TREASURER'S REPORT –

MOTION: Moved and seconded to approve the financial reports for October 2008 as provided by Fidelity Management Services. Motion carried unanimously.

4. MANAGEMENT REPORT

- A. The Board addressed the conversation log for December and January.
- B. The Board discussed the past due accounts for files 062, 107 & 191. GCAM to continue collection on these units.

5. COMMITTEE REPORTS

- A. Landscaping – CLS was present at the meeting and had several proposals approved for landscaping improvements.

6. ASSOCIATION BUSINESS

- A. O'Linn Security Service provided the Board a bid for parking enforcement for two drive thru's each day.

MOTION: Moved and seconded to approve the month to month contract with O'Linn Security Services for parking enforcement at a cost of \$550.00 per month. Motion carried unanimously.

- B. TRL construction provided a bid for mailbox repair that did not describe the location of the repairs. The Board requested a new proposal.
- C. Alpine Pool & Spa provided a proposal for Baker Safety Act, this item was tabled
- D. File 014 requested a late fee be waived. The Board did not waive the late charge.
- E. The Board made a new policy and procedure for the Management Company in reference to the repairs made to items called out in Termite Inspections. The

Board directed GCAM to maintain all of the common areas that were previously painted on the outside of the structures.

7. **ADJOURNMENT** – The meeting adjourned at 7:45 pm. Future meetings to be on the second Tuesday of each month at the McDonalds on Kanan Road.

Respectfully submitted,
Lance Marsh – Recording Secretary