

CHATEAU PARK HOMEOWNERS ASSOCIATION

Board of Directors Meeting, January 12, 2010

1. Call to Order

Alan Licht called to order at 6:30 pm. Board Members present were Alan Licht, Gary Mason and Art Mainzer. Sherry Lynne was unable to attend the meeting. Also present was Lance Marsh from Gold Coast Management and several homeowners.

Open Forum discussion topics were rules violations, mailbox problems, parking and the pool.

2. SECRETARY'S REPORT – APPROVAL OF THE MINUTES

MOTION: Moved and seconded to approve the minutes of the November 10, 2010 Board of Directing Meeting as amended. Motion carried unanimously.

3. TREASURER'S REPORT –

MOTION: Moved and seconded to approve the financial reports for November & December 2009. Motion carried unanimously.

4. MANAGEMENT REPORT

- A. The Board addressed the conversation log & emails from August.
- B. The Board addressed the To Do list for GCAM.

Board of Directors RESOLUTION TO RECORD LIEN

ASSOCIATION: Chateau Park HOA ("the HOA") Owners (Identification other than name): File 024 & 049. Pursuant to this Resolution, the Board of Directors ("Board") hereby certifies that the following has occurred:

- The Board has personally voted on the subject of this resolution and did not delegate voting to any agent of the HOA.
- The vote occurred in an open meeting of the Board.
- A majority of the Board has voted in favor of recording a lien for delinquent assessments on the property described above.
- The vote to record a lien against the property listed above has been recorded in the minutes of the meeting.
- This Resolution has been adopted by the Board and signed by a member of the Board vested with the authority to do so.

ADOPTED BY the Board at this meeting.

5. COMMITTEE REPORTS

- A. Landscaping – CLS presented their work completed document. Several new items were requested to be reduced and were approved at the reduced rate.

6. ASSOCIATION BUSINESS

The Board discussed the termination letters for O'Linn Security and the pool man.

MOTION: Moved and seconded to approve a \$20,000.00 expense for the replacement of the mailboxes within the Association, subject to the Post Office approval. Motion carried unanimously.

7. ADJOURNMENT – The meeting adjourned to executive session at 7:45 pm. Next meetings to be on March 9, 2010 at the McDonalds on Kanan Road.

Respectfully submitted,
Lance Marsh – Recording Secretary