

BOARD OF DIRECTORS MEETING

MARCH 21, 2017

- I. WELCOME AND CALL TO ORDER – Meeting called to order at 7:05pm by President, Margaret Warren
- II. Roll Call and Quorum Status: Quorum Established
Members Present: President Margaret Warren, Vice President, Gabriele Nause; Treasurer Gay Donnelly

Members Absent: Secretary, John Magini; Director-Jennifer Lauranzon

Community Partners of VA(CPVA) Ken DeMarest, Community Manager
- III. Approval of Agenda: Motion by Treas., Gay Donnelly, seconded by Vice President, Gabe Nause to approve agenda as presented
- IV. Set Adjournment Time: Adjournment set at 8:00pm
- V. Approval of February 21, 2017 Minutes deferred to the April Board Meeting
- VI. Member Voice- None
- VII. Reports
 - A. President – Lock on clubhouse front door was repaired Thursday, March 16th. J and M Contracting did a visual exam of clubhouse roof to check for damages resulting from 2/22/17 hailstorm. Per J and M there was a “lot” of damage. Ken will arrange for our Insurance Company, Bankers Insurance to have their adjuster come out to check roof. Bar area Refrigerator and icemaker not functioning, also water fountain not working properly-need to check cost of repair and/or replacement.
 - B. Secretary – No report
 - C. Treasurer: Treasurer Donnelly presented her report.
 - D. Office – No Report
 - E. Committees – No Report
 - F. Property Manager- Community Manager, DeMarest gave report and responded to questions regarding rental property guidelines and homeowner responsibilities. Ken will look into foreclosure process by finance company. Water table from pond causing cracks in Sport Courts, suggested to fill cracks
- VIII. Old Business
 - A. ARC Review of Guidelines- Tabled until future meeting
 - B. Mortgage Refinance- Bank has all the necessary information to move forward, interest locked in, new lawyer doing settlement
- IX. New Business
 - A. Furniture Replacement – New furniture replacement checked by Gay
 - B. Ironbridge POA - Concern raised by member Tom Mueller that Ironbridge POA does not have meetings, hasn’t been audited-lack of money, problems assessed. Bill suggested that ALHOA President and Bel Arbor President draft a letter to IBPOA requesting a meeting to address concerns.

X. Executive Session – None

XI Next Meeting Date: April 18, 2017

XII Adjournment: The meeting was adjourned at 8:26pm

Margaret R. Warren

May 18, 2017