

providing a space for a resident with a medical need. A handicapped space requires a ramp to be legal. It also makes certain that the space can only be used by the resident. Since the space has been assigned to this resident, she has the right to have any vehicle towed from it. It is understood that if the resident rents the unit to another or sells it, the sign will be removed.

I have added a "Message from the President" to the Web site about the fact that all five directorships expire this year and that some of the directors will not be running again. I emphasized that this Board has laid a good foundation with the additional condo documents, priorities list, etc. and by following the Bylaws in running the meetings. I also said that out of all the owners of the 199 units, we knew that there are competent people who can take over. I emphasized the importance of being familiar with all of the documents to do a good job.

Residents have scheduled events at the clubhouse for May 10 and May 16 to date.

Valerie moved that a "Financials" page be added to the Web site that will have monthly financial reports (respecting privacy of owners and employees), fees in arrears without identifying owners, and the budget and proposed future budgets. Motion 2nd by Joshua Wells. All voted in favor.

Association Manager's Report

- Association fee delinquencies for April are \$976.00 Involves four owners. The delinquencies are all for April except for \$24.20 for March.
- Delinquencies for NWP are at \$874.03 for a total of 21 residents. The highest amount owed is \$143.75 by the tenant in 11-105. Owner has been notified.
- Nonprofit report needs to be signed by every Board member.
- Keytrack software that we use will no longer be supported after October 1, 2009, unless we have a support agreement. If we get an agreement, we will be charged on a "time and materials basis."
- The emergency list for employees and contractors is available.
- Bid from Cartwright's for heating system should be in next week. Bid from Allied Air conditioning is \$3,500.00 plus tax.
- Octane Elliptical installed 4/14/09.
- Lee-Sure Pool to be finished with repairs on 5/5/2009. We are now in compliance with Virginia Graham-Baker law. Have not received a final ok on our sign. I submitted approval for existing sign and state has not responded.
- Pool inspection by state will be 5/19/09.
- Cat enclosures for 9-104 and 10-111 submitted for approval.
- Looking for a new housekeeper.
- Filter/smoke alarm check will take place first week of June 1, 2009.
- We need to make decisions on flowers for pots this week.

Valerie moved that before we agree to sign a service agreement for key coding, we table consideration of this issue until the next meeting pending further information. Karen 2nd. All voted in support of the motion. Discussion was to find out our options before agreeing to a costly monthly fee since we have until October to finalize the decision.

Architecture, Building and Grounds Committee

Carol Fowler gave a report on the following:

- A. Dumpster: **Valerie Stasik moved that we accept the two drawings for two dumpster enclosures and that we approve the bid for this work which may have to wait until 2010. Motion 2nd by Karen Peterson. All voted in favor.**

B. Roof: Detailed evaluations of the roofs of all Buildings # 1-#11 were provided by AAA Roofing Company. The budget allows for ½ of Building # 5 to be repaired, ½ to be done in 2010 per their summary of need.

C. Stucco Parapets: Detailed evaluations of the parapets of all Buildings #1-#11 were provided by AAA Roofing Company. There will be a meeting with Hugo on May 5, 2009 before any work begins.

D. Asphalt Paving of the Parking Lot: A detailed analysis was provided for cost details from 2010 to 2021. The lot has not been regularly maintained as it should have been. The Board will study the cost options and begin the planning and scheduling for this major expense for the future.

Unfinished Business

We are still waiting for a bid from Cartwright on furnace replacement. Tina will follow up.

Valerie moved that due to the expense of Internet in the clubhouse, that it not be offered. Motion was 2nd by Karen Peterson. All voted in favor of the motion. If residents should want Grappa access while at the Clubhouse, they can access the Internet with a \$5.00 daily fee paid to Grappa.

Valerie moved that a letter to owners of pets/dogs be sent with the specified warning fines and for each infraction. Motion was 2nd by Karen Peterson. All were in favor.

Valerie moved that we adopt the Owner-Landlord Guidelines as corrected. Motion was 2nd by Karen Peterson. All voted in favor.

A meeting to review and make changes to the Policies and Procedures Handbook was set for Tuesday, May 12, 2009 at 5:30 p.m.

New Business

Valerie moved that we agree to the cost of a sign for a parking space reserved for #4-105. Motion was 2nd by Joshua Wells. All voted in favor. The person requesting the reserved space is handicapped, and a handicapped space there would be illegal without a ramp.

Valerie made a motion that we pay \$330.00 to the FFA for flowers for the 3 flower beds and the flower pots around the clubhouse. Joshua 2nd the motion; all voted in favor. Joshua and Gondeck will plant the 3 flower beds.

Karen Peterson had to leave the meeting early; 3 directors remained for a quorum.

Per an owner's request, **Valerie moved that stair treads be used to build up the steps and curb at the north entry of Bldg. # 6 to make it easier for a handicapped person to negotiate. Joshua 2nd the motion.** Discussion concerned the difference in height and a potential trip-hazard. **Motion did not pass.**

Valerie moved that the pool be kept open beyond Labor Day as long the temperature remained at least 72 degrees. Motion was 2nd by Gondeck. All voted in favor.

Valerie moved that we table the issue of closing the entry gate 24/7 until we had all Board members present. Joshua 2nd the motion to table. All voted in favor to table the issue.

Valerie moved that we accept the pet enclosure plans submitted by two owners. Joshua 2nd the motion. All voted in favor.

The next Board meeting will be on Monday, June 1, 2009, at 5:30 p.m. in the Zia Vista Clubhouse.

Valerie moved that the meeting be adjourned, 2nd by Joshua Wells. All approved. Meeting adjourned at 8:02 p.m.