

Minutes of Directors' Meeting
February 24, 2015
2151 Bern Creek Loop

Meeting called to order by President Jim Festa at 7:00 pm. A quorum was established with Jim Festa, Rick Nastan, Karen Jones, Eileen Fitzgerald, Jeff Sarmiento and Caroline Resnick present (John Helmich, absent). Several guests were also present including the Architectural Committee members Gary Dahl, Lance Eisinger and Robby Sinclair. Proper notice was given by Jeff Sarmiento posting the meeting sign and agenda at the entrance to the subdivision.

Motion made by Caroline Resnick, second by Rick Nastan, to approve the minutes of January 8, January 26 and January 27, 2015, all in favor. The president made his report.

Old Business: The Articles of Incorporation, Restated Deed Restrictions and Bylaws are recorded and are in order. The MRTA is being worked on by Association attorney David Muller of Becker & Poliakoff.

Jerry Bishop sent out the December and January financials which are being reviewed by the Treasurer, Karen Jones.

Motion by Caroline Resnick, second by Eileen Fitzgerald to approve Red Carpet Management Company as the new property manager, all in favor. They will start March 1st and will bring our financials up to date beginning January 1, 2015.

Motion by Eileen Fitzgerald, second by Rick Nastan to continue the litigation filed in Lot 78 matter. Lengthy discussion by board and guests regarding the case and alternatives before the vote was called. Three in favor, Rick Nastan, Eileen Fitzgerald and Karen Jones; three against, Caroline Resnick, Jeff Sarmiento and Jim Festa.

The Architectural Review committee presented the plans for Lot 14 residence and recommended approval. Motion by Eileen Fitzgerald, seconded by Jeff Sarmiento to approve the plans with stipulations, motion passed unanimously.

The president suggested changes to the budget, loan and road fund. Lengthy discussion was held among Board and guests, particularly Mike Hutchinson, regarding the road fund and loan. It was suggested that if a lower interest rate on the loan could be arranged, that would be most welcome.

New Business: Discussed continuing with Becker & Poliakoff for general association business and possible Scott Petersen, who is no longer with B&P, to handle the current litigation if needed. Jim Festa requested that he be the only contact with the attorney.

Communication protocols, keep disagreements and discussions at board meetings, not through emails.

Maintenance of the Bern Creek entrance was discussed with a question about liability if we have a workday. What to do about a large lightning-damaged tree on Celestine Pass was discussed. Mike Hutchinson volunteered to take care of it if it falls down.

Next meeting March 24th, 2151 Bern Creek Loop, 7:00 pm. Motion by Karen Jones, second by Eileen Fitzgerald to adjourn at 9:00 pm, all in favor.