



1. The meeting was called to order at 6:02 p.m. Board members Jack, Pam, Dawn, Netta, and Roger was present. Beck & Company representative, Adriane, and owners from units 106, 107, and 112 were present.

2. Approval of Minutes

The minutes of previous meeting were approved.

3. Financial Report

The account balance continues to grow and is currently at \$20,666.17. It is on target for our financial goals.

4. Old Business

- a. Landscaping update: May 26 is JP Sheppard's last visit. Greater Texas will begin the week of June 1. The bushes will be trimmed by Greater Texas.
- b. Community Cleanup Day: After Greater Texas has coordinated their schedule and we receive advisement regarding the amount of mulch needed, we will get the mulch delivered and schedule a date. Cleanup Day will include: mulch, fence repair, trash pickup, grill cleaning, etc. Steve will be the point man for the fence repair. Dawn will coordinate the event. Jack will coordinate supplies.
- c. Special assessment review: general owner Q&A and comments
 - 1) If the boreholes haven't been drilled, how can we responsibility vote yes for this foundation repair? After the foundation repaired is approved, the engineers will drill the boreholes and the bid can be adjusted (for less not more). If the engineer recommends a reshoot then it will cost \$1,000 to tweak the plan. It was explained that drilling boreholes only tells us depth, not whether or not we can hold off or not do the repair.
 - 2) I would like to see the boreholes drilled before we vote to hold the engineer accountable.
 - 3) Could we wait until January 2011 to start paying on the special assessment? According to the bylaws the special assessment must be paid in the same year it was proposed.
 - 4) Timing of cash flow and other repairs needed were considered when proposing the special assessment.
 - 5) It can only cost more to wait. The building will only get worse, not better.
 - 6) We cannot rewrite the special assessment proposal without voting on the current special assessment proposal.
 - 7) We need to put any extra amount of funds from the special assessment into the reserves.
 - 8) Can we redistribute the any extra money from the special assessment back to the owners? Because of our low reserve situation, we're trying to find ways to build our reserves.
 - 9) The project would probably start in early November since we have to have half of the money collected.

5. New Business

- a. The towing sign has been saved. Owners can now call and have someone towed from their own/reserved space (not a visitor space).

6. Executive Session

7. Meeting adjourned at 7:01 p.m.

The next meeting will be on Wednesday, June 23 at 6 p.m. at the gazebo