

**APPLETREE CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**NOVEMBER 15, 2011**

**MINUTES**

**PRESENT:** Ayser Zoma, Marius Pettersen, Bill Lee and Vikki Farrow.

**CALL TO ORDER:**

The Board of Directors meeting was called to order at 6:37 p.m. A quorum was established.

**HOMEOWNERS FORUM:**

Homeowner Shelly Nelson was present to discuss landscaping around the complex and her interest in contributing to the common area landscaping and to create a landscaping theme at Appletree.

**APPROVAL OF MINUTES:**

It was moved by Bill Lee and seconded by Ayser Zoma to approve the October 18, 2011 meeting minutes as presented. Motion carried unanimously.

**FINANCIALS:**

The Board reviewed the current financial statement as well as the current delinquencies.

**OLD BUSINESS:**

**Update of Rules and Regulations:**

Marius presented the re-typed rules and regulation to the Board with changes made at the previous meeting. It was moved by Vikki Farrow and seconded by Bill Lee to approve the revised Rules and Regulations as presented. Motion carried unanimously.

**NEW BUSINESS:**

**Pool Heater Bid:**

The Board reviewed a bid from Pool Shark to replace the heater at the pool. It was moved by Ayser Zoma and seconded by Vikki Farrow to approve the bid as presented. Motion carried unanimously.

**By-law Amendment:**

The Board reviewed a proposed amendment to the By-laws that would require any owner serving on the Board to be current in the payment of their homeowner's dues. After some discussion about changes to the draft the Board would like to make and adding a provision that the Board member will be asked to leave once they fall behind by more than 30 days, it was moved by Ayser Zoma and seconded by Bill Lee to approve the proposed By-law amendment with changes and to present it at the Annual meeting for a vote of the owners in attendance. Motion carried unanimously.

**Comcast Service Agreement:**

The Board reviewed an agreement presented by Comcast and reviewed by the Association's attorney for approval. The agreement will allow Comcast to upgrade their wiring on the property as necessary and to market to residents on the property in exchange for money given to the HOA. It was moved by Ayser Zoma and seconded by Bill Lee to approve the contract with the recommended changes made by the Association's attorney. Motion carried unanimously.

**2012 Budget:**

The Board reviewed the proposed 2012 budget prepared by Weststar Management. After discussion on several of the line items it was moved by Ayser Zoma and seconded by Bill Lee to approve the budget as presented with a dues increase from \$190 to \$200 per month. Motion carried unanimously.

**J & J Tree Care Bid:**

The Board reviewed a bid from J & J Tree Care for pruning of the trees in 2012. It was moved by Ayser Zoma and seconded by Marius Pettersen to approve the bid as presented. Motion carried unanimously.

**Newsletter:**

Topics for the next newsletter were discussed and the Board asked Nikki to have her fellow employee translate the newsletter to Spanish once it's completed.

**ADJOURNMENT:**

There being no other business to come before the Board, the meeting was adjourned at 8:50 p.m.