

**RIVER ROCK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 29, 2006
MINUTES**

BOARD MEMBERS PRESENT: Bill Frakes, Ellen Grosso and Jill Gibeau

Also Present: Nikki Kreger of Weststar Management

Bill Frakes called the impromptu meeting to order at 6:00pm. A quorum was established.

FINANCIAL REVIEW:

The December 31, 2005 financial statement was reviewed by the Board along with the delinquencies.

A motion to forgive the operating account's responsibility to repay the borrowed monies that were used from the reserve account and start anew as of February 1, 2006 was made by Bill Frakes and seconded by Ellen Grosso. Motion carried unanimously.

OTHER BUSINESS:

The Board assigned various duties and responsibilities in order to communicate and operate more efficiently.

- Bill Frakes is the lead contact person for current construction going on at the complex. He is also responsible for contacting the attorneys.

- Ellen Grosso will generate new interest among current homeowners to help serve on the Board and write the minutes for the meetings.

NEW BUSINESS:

In order to be more conservative with the budget, services for recycling and pest control have been eliminated as of now.

Gate code data entry and password maintenance will be now on site and under the direction of Bill Frakes. If a new owner needs an entry number or the gate code needs to be changed, it will be done by either Bill Frakes or Nikki Kreger of Weststar Management.

ADJOURNMENT:

At 8:00pm

Submitted by Ellen Grosso