

EASTRIDGE LOT OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Minutes – July 13, 2009

1. Establish a Quorum

In attendance: Ms. Diem, Ms. Rainey and Ms. Wentz. Ms. Burris has resigned from the board because of personal reasons.

Gerri P. Daly, LCAM represented Sentry Management, Inc. Mr. Diem was also present (ARC Chairperson). Mr. Don Weldon and Mr. Kevin Black also were in attendance (Eastridge homeowners).

2. Call to Order

Ms. Diem called the meeting to order at 7:10 PM.

3. Proof of Notice

The meeting Notice was posted by the President.

4. Approval of Prior Minutes – 06/08/09

Ms. Wentz presented a MOTION to approve the minutes dated June 08, 2009 as submitted and Ms. Rainey seconded the MOTION. A verbal approval was unanimous.

5. Manager's Report

Ms. Daly asked the board of directors if there were any questions regarding her report. No questions at this time.

6. Financial Review – June, 2009

The financial summary and report were reviewed and there were no questions; the report will be submitted for audit.

7. Old Business:

A. Entrance – Mulch – Diamond Quality Services submitted only a proposal on the Cyprus mulch and not the rubber mulch with barrier as

requested. The board discussed the proposals submitted by Browne Distributors and Ms. Wentz proposed a MOTION to accept the proposal for light tan rubber mulch with the weed barrier installed for a cost of \$727.51 and the MOTION was seconded by Ms. Rainey. The board approved unanimously. Management will contact Jeff Achtemeier who will be installing the product as an employee of Browne Distributors.

B. Discuss Fining Owners and Appointing A Fining Committee – The board is going to attempt to reach out to other homeowners to volunteer for a fining committee. Management supplied two samples of fining policies to this board for their review. As a result of Mr. Black's attendance, he was requested to chair this committee and he will review documents and return to next month's meeting with perhaps more volunteers to assist him, or to volunteer for the board of directors.

8. New Business:

A. ARC Application – Mr. Diem indicated the application approved for Ms. Trovinger last month will be delivered next month for filing. No new applications were received by Management this month.

B. Liens (4) to Attorney - Ms. Wentz presented a MOTION to send the four (4) owners that were in lien status to the attorney to begin foreclosure action. The lots referred to were: lot 006, 104, 118 and 128. Ms. Rainey seconded the MOTION and the MOTION carried.

C. Number of Board Members – This issue was placed on the agenda because there were two resignations recently and a quorum of the board would be three (3); a meeting could not be scheduled unless all three (3) members were available. The board decided not to change the total number of five (5) board members and to continue looking for additional members.

Ms. Wentz presented a MOTION to appoint Don Weldon to the board as the fourth member and Mr. Weldon accepted the appointment. Ms. Rainey seconded the MOTION and the board voted unanimously to accept the MOTION. Mr. Weldon was welcomed and the meeting resumed.

D. Draft Budget for Year 2010 – Ms. Daly prepared a draft budget for the board's review and it was discussed at length. Additional discussion by the board will be scheduled for the next meeting.

E. Other items as agreed by the Board – The board reviewed the homeowner's request of Lot #101 requesting the board waive any interest and late fees that would be accrued due to personal issues. The board decided they must apply the association documents the same to all owners and have denied the request made by this owner. Management will advise owner of the board's decision.

Mr. Diem submitted a list of violations that he observed last Sunday and Management will be inspecting the community tomorrow to confirm the list of violations.

Ms. Diem requested Management send the Board members copies of all violation letters sent to homeowners.

The Board asked Management to invite owner Juan of Diamond Quality Services to our next board meeting to discuss renewal of the association contract (expires October 2009). The Board wants to ensure Diamond understands and documents our expectations for the maintenance/landscaping of our community.

9. Schedule Next Meeting

The next meeting is scheduled for August 03, 2009 at 7 PM at the offices of Sentry Management; it is scheduled for the junior conference room. Ms. Daly reminded the board that she will be out of the office on medical leave during the month of August.

10. Motion to Adjourn

Ms. Rainey presented a MOTION to adjourn the meeting and Ms. Wentz seconded the MOTION. The meeting was adjourned at 8:51 PM.

Respectfully submitted,

Gerri P. Daly, LCAM
Community Association Manager

Date Adopted: _____