

HACIENDA DEL SOL I ASSOCIATION
BOARD MEETING MINUTES
November 18, 2010

In attendance:

Tim Rupp – President in person
Kurt Arthur - Vice President (via conf call)
Craig Hungler – Secretary (via conf call)
Joe Breig – Absent
Terry Lingo (via conf call)
Charles St. Pierre in person
Deborah Hall in person

Owners: Unit# 102 Brian Neil

Bringing The Meeting To Order: The President, Tim Rupp, brought the meeting to order at 8:00pm and sufficient board members were in attendance to represent a quorum.

Motion to waive notice of meeting: Made by Tim, 2nd by Charles, M/C.

Reading and Disposal of Unapproved Minutes: Made by Craig, 2nd by Kurt, M/C.

Board Reports:

Charles indicated there was a change in our internet service. The previous provider, BellSouth, was charging \$87.00 per month for a 6.0 service. Charles was able to obtain an 8.0 service from Brighthouse for a lower price of \$75.00 per month. Charles reported that there is a significant increase in the speed of transmissions across this new service and there is also a noticeable increase via our wireless internet router.

Unfinished Business:

Grounds and Building:

Mold issue: A discussion was held regarding a condo in which there is apparent mold growing on the furniture due to non-occupancy and non-use of the HVAC system during the summer. After a lengthy discussion on how to handle this situation and some confusion as to whether or not the issue has been directly addressed with them, the board directed President Rupp to discuss the situation with the owner. President Rupp will then report back to the board as to the results of that discussion.

Air Duct issue: This issue was discussed at the last meeting centered around the problem of condensation forming in condo's due to the air conditioning ducts in the condo below. At that time we directed President Rupp to obtain a legal opinion from counsel to determine who was responsible for correcting these situations and making repairs. According to our counsel it is the owner of the condo in which the duct work has become separated. The

board has directed President Rupp to bring this issue to the attention of the one condo owner we know is creating an issue and report back to the board the results of that discussion.

Water line issue: The board was advised that the water return line under the pavers in the northeast portion of the pool deck is leaking. This leak is causing the ground below this area of pavers to sink. After a lengthy discussion a motion was made by Charles and 2nd by Kurt to have our current pool maintenance man investigate and repair the issue. M/C.

Parking Lot: President Rupp presented the BOD two bids for the sealing of our parking lot. The bid which was ultimately accepted is for \$4,700.00 which will provide two coats of top quality sealer (one squeegee and one spray), all newly painted lines and several parking bumpers replaced. The job will come with a two year warranty. Motion by Craig; 2nd by Kurt to accept the bid. BOD voting yes: Craig, Kurt, Terry, Tim. BOD voting no: Charles, Deborah. M/C.

New Business:

Worm issue: BOD was advised there is some type of “worm” invading the grassy area and starting to cause a problem around the pool, in the cabana and building. After lengthy discussion the BOD directed the president to work with the manager to diagnose and address the issue.

Manager’s Contract: The BOD had lengthy discussion regarding the contract which Ron and Donna are operating under and that it is at the end of the term. In recognition of the good work the manager’s are doing there was a motion by Deborah and 2nd by Terry that the Association issue a performance bonus to Ron and Donna in the amount of \$700.00. This bonus will be paid in two installments of \$350 each to be paid at contract signing and on May 1st, 2011. The motion carried unanimously.

Manager’s Christmas Bonus: There was a motion made by Kurt and 2nd by Terry to give our managers a bonus for Christmas in the amount of \$500.00. Voting yes were: Tim, Charles, Kurt, Terry and Craig. Voting no was Deborah. M/C.

Motion to adjourn at 2212 hours by Charles, 2nd by Kurt. M/C.

Submitted,
Craig Hungler
Secretary, Hacienda Del Sol 1