

Hacienda Del Sol 1  
Board of Directors Meeting  
January 24, 2011  
8:00PM EST

In attendance:

Terry Lingo, Charlie St.Pierre, Craig Hungler, Joe Breig, Deborah Hall, Kurt Arthur

Absent:

Tim Rupp

Owners in attendance:

Phil Wentzel, Patricia Kant, Brian Neal

Meeting called to order by Vice President Kurt Arthur at 8:02pm. President Tim Rupp was unable to be with us as he is in the hospital.

Reading of Previous Minutes:

Motion by Joe, 2<sup>nd</sup> by Charlie to waive the reading of the minutes of our previous meeting, M/C

Comments and discussion by owners:

Patricia Kant asked if owners were permitted to listen only or be involved in the discussion portion of the meeting when the board was considering motions. Kurt advised her that during this segment of the meeting was the time for owners to bring up their concerns and discussions, outside of this portion it was listen only participation. The exception to that is the Annual General Membership Meeting.

Report of managers:

The managers had submitted a written document to Charlie for presentation.

Ron has a concern about the ceiling fans in the cabana, they are old and need to be replaced. Motion by Craig, 2<sup>nd</sup> by Charlie to spend up to \$300 for three fans, Ron will install. M/C

The water heater and garbage disposal in the cabana have not worked for a number of years. Ron expressed that a number of people use the cabana and felt it would be appropriate to have those items working. A motion was made by Joe and 2<sup>nd</sup> by Charlie to spend up to \$500 on this issue with Ron doing any necessary install. M/C

Officer Reports:

Joe advised he had no report but would be working on budget preparation well in advance of the AGM for us to consider.

No other officers had reports.

Unfinished Business:

A survey was developed and presented to the board by Kurt regarding the common properties. This survey may be sent to all owners asking them for their

opinions on landscaping, etc. and asking them to serve on an advisory committee. All felt the survey was well developed and a motion presented by Craig 2<sup>nd</sup> by Charlie to send it to all members. M/C

An item was listed on the agenda for discussion of financial matters, however no one was sure about this item so it was skipped with no action.

#### New Business

As a result of consultation with legal counsel we were advised that the Board should make a determination of the exact length of time we define as a "Transient" rental. This term is contained in our bylaw documents but not defined. After a lengthy discussion a motion was made by Craig and 2<sup>nd</sup> by Charlie to define this as a 7 night stay. M/C

Charlie brought a motion with a 2<sup>nd</sup> by Joe to amend the bylaws to indicate that any condos sold in HDS1 after 2/1/2011 would have a transient rental definition of 30 days. The board had a lengthy discussion for a period of time when Charlie made a motion to table this motion, 2<sup>nd</sup> by Joe and M/C to table the motion.

Several owners ( Brian Neil and Patricia Kant) spoke against the motion.

Charlie made a motion to bring the motion off the table for action which received a second however the motion to bring the original motion off the table for action failed. ( By Roberts Rules of Order this motion dies at the end of this meeting ) (Secretary Note: In research after the meeting this motion would have been out of order anyway. We would have essentially been modifying the Bylaws by creating this new clause for new owners. The Bylaws can only be modified by a vote of the entire membership)

Motion to adjourn by Craig at 915pm, 2<sup>nd</sup> by Deb. M/C