

Approved

**Royal Pines Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 15, 2007**

MEETING MINUTES

PRESENT: Board Members Claude Abbott, Frank Long and Dr. Charles Morand were in attendance. Peter Smith and Tom Bendle were absent. Present on behalf of MAY Management were Jim Lilly and Lorraine Dunn.

QUORUM: A quorum was established and the meeting called to order at 10:00 a.m. by President Claude Abbott.

Treasurer's Financial Report: Charles Morand gave the financial report as of 4/30/07:

Operating Balance:	\$24,233.97
YTD Operating Variance:	+\$6,651.13
Replacement Balance:	\$93,111.79

Approval of Meeting Minutes: Frank Long made a motion to approve the minutes of the March 21, 2007 meeting as amended; motion was seconded and passed unanimously.

UNFINISHED BUSINESS:

Other: Claude Abbott was contacted by May Management regarding the expiration of the CD's and he directed them to roll the CD's over into new CD's with a 5.5% interest at a 14-month term.

NEW BUSINESS:

a. **ARC**

1. Satellite Dish locations/FCC rulings & how it affects Royal Pines ARC – Claude Abbott stated that the FCC website makes it clear that a HOA can regulate the placement of all antennas. The Chairman of the ARC reported that at the last meeting, the ARC no longer approves placement location of satellite dishes, but gives recommendation of placement. MAY Management will follow up with satellites that are placed obtrusively.
2. Residential Violations – Open items remain regarding unresolved compliance issues. The Board requested that the attorney be contacted to draft those Owners a letter requesting their presence at a compliance hearing.
3. R.P. ARC- St. John's ARC Interaction & Working Relationship – Claude Abbott expressed concerns regarding Owners hiring contractors that may not be properly licensed and do unsatisfactory work without a permit. Claude suggested that information go out to Owners that they must provide a copy of any necessary permits once the work has been approved by the ARC.
4. Donald Ross/Tree Condition – Nanak's Landscaping is working with their arborist regarding the conditions of the trees. Claude requested that MAY Management follow up with Nanaks and make sure that they take care of the trees or provide a proposal to replace with a tree more suited to the climate.

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b. Irrigation

1. Issue related to WGV water supplying/well possibilities –The Board may review the possibility of either installing a well that would link to the current irrigation system or connecting to the WGV irrigation line for a monthly water usage fee. The irrigation issue was tabled pending a future need. The Board requested that MAY Management review updating the reserve study.

c. Webpage Linkage

1. Claude Abbott reported that SJNWR has paid MAY Management to set up a website. Discussion ensued regarding setting up a website for Royal Pines and linking it to the SJNWR website. The decision on the website was tabled for further research

d. Neighborhood Bill of Rights

1. The Board requested that Jim Lilly confirm that St. John’s Northwest Residential was set up for the Neighborhood Bill of Rights and to request the SJNWR to contact the President’s of the sub Association to inform them of any information received from the county regarding the Neighborhood Bill of Rights.

e. Insurance

1. The insurance policy expired at the beginning of the month. At that time a new policy was enacted. The new policy has been reviewed and there were questions regarding the policy. Jim Lilly reported that through investigation the following information was gathered:

D & O Premium Covered by CNA: \$1,040.16 paid 6/1/07

Package Policy Covered by Auto’s Owner: \$2,980.83 with down payment due 7/1/07
(Liability, Property & Umbrella)

Motion - Frank Long made a motion to maintain the insurance coverage on liability, D & O and electrical items for the pump and irrigation system and remove small items such as signs and light posts to be self-insured; motion seconded by Charles Morand and carried unanimously.

f. Electric Box: Claude Abbott reported that an Owner contacted him regarding a damaged electrical box at the entrance. Jim Lilly will have repaired.

Adjournment - With no further business before the Board, Frank Long made a motion to adjourn the meeting; Claude Abbott seconded and the meeting was unanimously adjourned at 11:15 a.m.

Signature of Secretary/Treasurer

Date

CC: Board
File