

**Royal Pines Homeowner's Association, Inc.**  
**Board Meeting Minutes**  
October 26, 2011

**I. Establish Quorum**

A quorum was established with the presence of: Rick Jarvis, Tom Bass, Ken Fuchs, Peter Smith and Karen Quinet.

Attending on behalf of MAY Management Services: Diane Hartman.

**II. Call the meeting to order**

The meeting was called to order at 6:00 pm.

**III. Approval of Minutes**

Peter Smith made a **motion** to approve the 7/26/11 meeting minutes as submitted. Karen Quinet seconded and the **motion** carried unanimously.

**IV. Treasurers Report**

Ken Fuchs reported that there were 2 CD's that rolled over. Ken stated that the overage was from the irrigation repairs.

**V. New Business**

- a. Landscape Bid – The Board reviewed and discussed the proposals for the landscape contract. A motion was put on the table to go with Valley Crest for the Landscape contract. There was no vote at this time. The Board would like Diane Hartman to go back to Valley Crest for their best offer.
- b. Irrigation Contract – The Board reviewed and discussed the proposal for an irrigation contract. The Board has agreed not to go with a contract for the irrigation. Diane reviewed the repairs/replacement of the manifolds and heads that need to be done. Ken Fuchs made a **motion** to do the repairs/replacement to the manifolds and heads and to not do the irrigation contract for next year. Peter Smith seconded and the **motion** carried unanimously.
- c. Sidewalk Bid – The Board reviewed and discussed the proposals for the sidewalk repair. Karen Quinet made a **motion** to approve Mills Concrete's proposal for \$1,550.00. Peter Smith seconded and the **motion** carried unanimously.
- d. Storm Drains – The Board discussed the proposal for cleaning out the storm drains. **Tom Bass** made a **motion** to have the Storm Drains cleaned for the cost of \$825.00. Karen Quinet seconded and the **motion** carried unanimously.
- e. Discussion of ARB Rules, Regulations and Approvals – The Board reviewed and discussed the recommended changes to the Rules and Regulations. The Board has agreed to review the changes and approve by e-mail. The Board reviewed the ARB Rules and Regulations and the ARB application. The Board reviewed Turnberry's ARB Rules and Regulations as an example. Ken Fuchs made a **motion** that SJARC is no longer involved in approvals within Royal Pines HOA with the exception of initial construction on empty lots. Karen Quinet seconded and the **motion** carried unanimously.
- f. Temporary Fencing – Diane Hartman gave an update that the letters have been sent out and there was no response and a fine has been implemented.
- g. Reserve Study – The Board discussed adding the Reserve Study update to the 2012 Budget.
- h. Discussion on Foreclosures and Arrears – Diane stated that all the Liens have been renewed.
- i. Discussion of Entry Sign and Decorations for Holiday(s) – The Board discussed purchasing new wreaths for the entrance of the community.

Approved

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Ken Fuchs made a **motion** to approve \$200.00 for Christmas Wreaths for the entrance of the community. Peter Smith seconded and the **motion** carried unanimously.

It was suggested to have 6 meetings a year in place of 4.

**VI. Old Business**

**VII. Committee Reports**

- a. ARB –
- b. Landscape – Discussed having a check list for Valley Crest to keep the Board informed of the work that has been done. It was suggested that even though the Board has agreed not to have irrigation contract, that there should be a maintenance check one a year to check the sprinkler heads.
- c. Social –

**VIII. Adjournment**

The meeting was adjourned at 7:55 p.m.

The next scheduled meeting will be the Budget meeting held on November 15, 2011.

**IX. Open Forum with minutes recorded**

- Discussed employee parking in the community if there is a business. There is a County ordinance that addresses this issue.