

Approved

Royal Pines Homeowner's Association, Inc.
Board Meeting Minutes
March 8, 2010

I. Establish Quorum

A quorum was established with the presence of: Claude Abbott, Frank Long, Tom Bass, Rick Jarvis, and Peter Smith.

Attending on behalf of MAY Management Services: Tim Hutchison and Janette Cilliers.

II. Call the meeting to order

The meeting was called to order at 9:03 am.

III. Approval of Minutes

Peter Smith made a **motion** to approve the 12/07/09 Board meeting minutes as submitted; Tom Bass seconded and the **motion** carried unanimously.

IV. Treasurers Report

Frank Long reported and summarized the financial report for the Board.

V. New Business

- a. Drainage at 272 Pinehurst Point Drive proposal – Peter Smith made a **motion** to approve Nanak's drainage repair proposal (# 218545) at the side of the cul de sac on Pinehurst Point Drive; Frank Long seconded and the **motion** carried unanimously.

The board decided that all sidewalks are to be maintained throughout Royal Pines as the need presents itself. The board is aware that because there are still some lots that are vacant, future construction might change the drainage or damage the existing pipes.

The board unanimously agreed to repair all sidewalk drainage issues. The board requested that quotes be obtained and to consult with the board president before beginning construction of any sidewalk drains.

- b. Financial Report Procedures – In an effort to reduce costs, a hardcopy of the financial report will be mailed to the Treasurer of the Board only. All members will receive a full set by email the day the financials are completed. Additionally, all board members will receive a partial version of the report at the Board meeting, which includes the delinquency and CD report.

VI. Old Business

- a. Sidewalk Drains – Sidewalks need to be cleaned and drained with no standing water left on them. Tim Hutchison and Jay Jernigan will walk the property and obtain a proposal to present to the board for any future maintenance.
- b. Fountain Maintenance – The fountain was cleaned and still needs to be painted. Routine maintenance will be needed to keep it clean on a permanent basis. Tim Hutchison will follow up with pool vendors to see if they can assist with the fountain maintenance.
- c. Entrance Landscaping – Nanak's proposal – The landscape committee presented the proposal the Board. Peter Smith made a **motion** to approve the entry landscaping to the

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Royal Pines community (proposal 217042 from Nanak's). Frank Long seconded and the **motion** carried unanimously.

VII. Committee Reports

Architectural Review Committee – Rick Jarvis reported that no new applications had been submitted. He went on to say that that new volunteers are needed to serve on the architectural committee. Mr. Jarvis reported that several homes had made changes without submitting an architectural application prior to beginning the work. Mr. Jarvis stated that these homes would need to receive a letter requesting that they submit an application for these improvements.

VIII. Adjournment

Claude Abbott made a **motion** to adjourn at 9:33 a.m.; Frank Long seconded and the **motion** carried unanimously.

IX. Open Forum