

Approved

Royal Pines Homeowner's Association, Inc.
Board Meeting Minutes
June 14, 2010

I. Establish Quorum

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

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 9:00 am.

III. Approval of Minutes

Peter Smith made a **motion** to approve the 3/8/10 Board meeting minutes as submitted; the **motion** carried unanimously.

IV. Treasurers Report

Tim Hutchison reported and summarized the financial report for the Board.

V. New Business

- a. Welcome Home Sign – Mathew Broadus proposal – there was a discussion regarding the sign and everyone was opposed to it. Peter Smith made a **motion** to not go forward with the sign. Claude Abbott seconded and the **motion** carried unanimously.
- b. Exterior Home Maintenance – There was discussion regarding maintenance issues of some of the homes. The board discussed sending letters out to the properties with home maintenance problems such as mold and mildew. Then a general letter out to the whole community in the next billing cycle. Claude Abbott made a **motion** to send a letter out to the last owner of record regarding individual violations. Rick Jarvis seconded and the **motion** carried unanimously.
- c. Winter Freeze Sod Replacement – The board has a bid from Nanak's in the amount of \$2,039.00 to replace some sod that was frozen and has not come back. The board would like to see the bid broken down to know how much is being charged per square foot. The board would also like the landscape committee to go around and check out the areas that are in question. Rick Jarvis made a **motion** to use Nanak's bid to replace dead sod if the landscape committee sees fit. Tom Bass seconded and the **motion** carried unanimously.

VI. Old Business

VII. Committee Reports

Architectural Review Committee – Rick Jarvis reported that there were eight (8) requests with seven (7) approved and one (1) still in review. Rick stated that Frank Long no longer wanted to be on the ARB committee and Claude Abbott officially resigned. Rick Jarvis confirmed the new ARB committee would include Rick Jarvis, Dan Crowley and Ken Fuchs.

Landscape –

1. Fountain – refurbish and maintenance-The committee presented the different options to repair or replace the fountain. Frank Long was appointed as the liaison for the landscape committee. The board discussed the various options. It was also brought to Tim Hutchison's attention that the lights are still not working properly at the fountain. Tim Hutchison told the board that

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there will be a new maintenance man in the community 2-3 times a week and he will be checking on the fountain. There was a question regarding the decision on the issue with the fountain. The board never made a decision on the fountain issue. Claude Abbott made a **motion** to reopen the Board Meeting at 9:57 a.m. and the **motion** carried unanimously. There was discussion by the board to find out how much money is in the budget for the replacement of the fountain. The committee will get a firm proposal and present it to the board.

2. Irrigation – There was discussion regarding the irrigation not working in a lot of areas. There previous discussion with the board on repairing a section at a time. Dan Crowley stated that the irrigation life is around 10 –12 years. The board agrees that it is time for the Association's Budget needs and Escrow account for irrigation.

VIII. Adjournment

Peter Smith made a **motion** to adjourn at 9:55 a.m. Rick Jarvis seconded and the **motion** carried unanimously.

Rick Jarvis made a **motion** to adjourn the second time at 10:55 a.m.; Peter Smith seconded and the **motion** carried unanimously.

IX. Open Forum

- There was discussion on the lakes and the algae in them. Tim Hutchison explained the process for trying to control the algae.
- There was discussion as to how to get a copy of the Covenants and Restrictions for owners that did not receive a copy at closing or if they have misplaced their copy. It was explained that there is a copy filed at the courthouse.
- There was discussion regarding contracted work being done on Saturday and Sunday's. If a homeowner has a business in their home a letter has to be filed with the board.
- There was discussion regarding the rules in the community. Some of the homeowners feel that there are some owners that don't have to follow the rules. The board explained the process to form an enforcement committee. Some of the owners stated that they were interested in forming the committee.