

PINEY CREEK VILLAGE HOMEOWNER'S ASSOCIATION, INC.
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES

April 21, 2010

ESTABLISH A QUORUM

Present:

Paul Bezdek
Bill Lockwood
Paul Rothe
Ross Goldsmith

Chris Herron, Westwind Management Group, Inc.

Chief Rhodes, Cunningham Fire Department

Judith Mark Pizer, Homeowner

- I. **CALL TO ORDER** - The meeting was called to order at 7:10 p.m.
- II. **DISCLOSURE OF ANY CONFLICT OF INTEREST**-None
- III. **OPEN FORUM**
 - A. Chief Rhodes, Cunningham Fire Protection District reviewed district matters with the Board. He noted the EMS Open House is coming up on May 22nd and the Fire Prevention Open House will be at the local fire station in the fall.
- IV. **CORRESPONDENCE**
 - A. Westwind Management Group, Inc. – Fidelity and Disclosure information was presented to the Board. There were no unanswered questions.
- V. **MINUTES: JANUARY 2010 Regular Meeting & Organizational Meeting Minutes** were reviewed. On a motion duly made, seconded and unanimously carried, the Board approved the minutes as submitted.
- VI. **FINANCIAL REPORTS: JANUARY-MARCH 2010** Financial Statements were reviewed by the Board. On a motion duly made, seconded and unanimously carried, the Board accepted the statements as submitted.
- VII. **MANAGEMENT REPORT** – The Manager provided a written report. There were no unanswered questions.
- VIII. **COMMITTEE REPORTS**
 - Architectural Control – Bill Lockwood reviewed the proposed letter to go out to the residents from the ACC for the Village. On a motion duly made, seconded and unanimously carried, the Board approved the mailing as revised.
 - Hospitality – No report as Debbie Bassett was absent.
- IX. **UNFINISHED BUSINESS**

- A. Sign Replacement at Cul-de-Sac drives – The Board ratified its prior approval of the sign replacement project as agreed via an email poll in the amount of \$3,244.86 as proposed by Ensignia Sign Systems.

WESTWIND[®]
MANAGEMENT GROUP, INC. AAMC[®]
ASSOCIATION OF APARTMENT MANAGERS

X. NEW BUSINESS

- A. 2009 Audit Draft was presented. On a motion duly made, seconded and unanimously carried, the Board approved the Audit as presented.
- B. Policy for Reasonable Accommodation / Modification – The Manager reviewed the proposed policy with the Board. On a motion duly made, seconded and unanimously carried, the Board approved for the policy to be reviewed by the Attorney.
- C. Discussion Item: Traffic Calming Measures – The Board discussed the ongoing concern of traffic and parking control issues, particularly impacted by the drop off / pick up for Indian Ridge. On a motion duly made, seconded and unanimously carried, the Board approved the establishment of an Ad-Hoc Committee, with Judith Mark Pizer being named its chairperson.
- D. Fence Replacement in playground area – The Board reviewed the three proposals for fence replacement and staining. On a motion duly made, seconded and unanimously carried, the Board approved the fence replacement and stain as proposed through Fence Consulting Services for \$6,244 and \$852, respectively.

- XI. EXECUTIVE SESSION** – On a motion duly made, seconded and unanimously carried, the Board entered into executive session at 8:35 p.m. to review collections and legal matters. No action was taken in the closed session.

- XII. ADJOURNMENT**- There being no further business, the meeting adjourned at 8:45 p.m.

These minutes have been board approved and the original with original signature(s) is retained in the office of Westwind Management Group, Inc.

PROVIDED FOR MEMBER'S OWNERSHIP COMPLIANCE.
NOT TO BE USED FOR OUR DOCUMENTS.
DOING SO VIOLATES OUR COMPLIANCE.