

Dennis Ruis, *President* Tim Smits, *Treasurer* Patrick White, *Secretary* ~~Ken Rader~~ Pete Wick
 Lyle Orwig

February 4, 2010

1. Meeting started at 8:10am , first order of business was to approve Minutes of Last BOD Meeting.
2. Old Business
 - a. Compliance Letters
 - i. Stube– Mr. Rader will follow up when possible.
 - b. Results of Amendment Voting. No online voting update. Mr. Smits presented 2 additional votes. Amendment H is one away from approval, all other amendments have achieved successful approval.
 - c. Misc Issues- None
3. ARB Report
 - a. Mr. White to review list of homeowners with landscape deposits on file for reimbursement consideration.
4. Treasurer Report was submitted.
 - a. Change main entrance lot maintenance as annual expenditure with note for possible accrual of past work performed due.
 - b. \$ 750 for homeowners and \$ 300 for villas established as new dues. Mr. Smits will get letters out to members with end of first quarter due date. Quarterly payments of water eliminated as option due to administrative issues associated with arrangement.
 - c. Mr. Smits to converse with Mr. Gaudion regarding possible reconciliation of maintenance of main entrance and water usage expenditure neutralization.
5. New Business
 - a. Maintenance of job sites Lot 107 – Mr. Orwig to talk with Village representative to ascertain ownership in order to close.
 - b. Drainage on Staudacher lot – Photos presented by Mr. Ruis show clear deviation from approved landscape plan. Mr. Rader will follow up on contact with Staudacher when possible. Weather prohibits on-site review at this time. Update at next meeting to follow.
 - c. Other for discussion:
 - i. Mr. Smits to receive quote from new landscape firm to review for possible change.
 - ii. Villa water usage differs from original declarations, and needs to be addressed – established as open action item.



- iii. Multi-parcel tax exemption form from Village of Wales received and Mr. Ruis will review with Village to determine course of action.
6. Well Water Issues.
 - a. Water billing for clubhouse – see 4 c).
 - b. Overall Water cost – reviewed in treasurer's report and villa water usage. Used to establish dues and as open action item on villa dues review.
 7. Meeting Schedule:
 - a. Schedule for Annual Homeowners Meeting – Mr. Ruis to inquire as to availability of main ballroom for the following dates: March 7, 14 or 28th.
 8. Adjourn