

Minotaur Village Homeowners Association, Inc.
Board Meeting Minutes
December 20, 2010

The meeting was called to order at 6:40 p.m. Board members in attendance: Pete Galvin, Matthew Middendorf, Brenda Hadenfeldt and John Ferguson.

Kathleen Endes represented Homestead Management Corporation.

Guests: None.

Minutes: Pete made a motion to approve the minutes from the November 15, 2010 as presented. Matthew seconded. All were in favor. The motion carried, 4-0.

Financials: Pete made a motion to approve the financials for the period ending November 30, 2010. Matthew seconded. All were in favor. The motion carried, 4-0.

HOMEOWNERS FORUM: Open discussion.

OLD BUSINESS:

1. Work order history: The Board reviewed the open work orders.
2. Paint has been completed by Executive Coatings as well as the walk through. There are still some areas that have to be touched up. Kathleen will get with contractor to set up another walk thru. Contractors have not been paid for work.
3. The Board reviewed the irrigation pricing submitted by Sun & Shade Groundskeeping. Kathleen will get a proposal to complete this in phases.

NEW BUSINESS:

1. Winter watering will be monitored with Sun & Shade. Irrigation will be turned on to do winter watering when there is 2-3 consecutive days of good weather.
2. The Board reviewed and approved the engagement letter for the 2010 review/taxes for 2010 records with Grabau & Company. Pete signed the engagement letter.
3. Pete signed the agreement with Sun & Shade Groundskeeping for tree pruning. Kathleen to find out about tree stump grinding for the Cottonwood tree that is being removed.
4. The Board reviewed the Management Contract with Homestead Management for 2011. Pete signed the contract.
5. New Issues:
 - a. B1145F – east side where the old downspout was located, the trim board needs to be painted. Have contractor paint it up 10'-15'. The metal clips on the corner gutters also to be painted.

ARCHITECTURAL CHANGES/COVENANT VIOLATIONS:

ACC Applications: None.

Covenant Violations: Tabled to January meeting.

EXECUTIVE SESSION: Delinquency list for period ending 11/30/2010: The Board reviewed the delinquency list. One demand letter will be sent. A second garnishment will be started on one account.

With no further business to conduct the meeting adjourned at 7:25p.m.

NEXT MEETING - Date: January 25, 2011 at 5:30 p.m., at Jeff Cajka's home.

Respectfully submitted,

Minotaur Village Homeowners Association