

## **July 21, 2009 Board Commercial Settlement Resolution**

1. See HOA Document Library file  
Commercial\_Settlement\_Resolution\_2009.pdf

## **December 5, 2009 Board Meeting Minutes**

1. Paolo Calcini, Mary Fedorka, Len Conway, Lauren Daily, Keith Brown present so quorum is present
2. Minutes from June 2009 Board meeting approved
3. P&L correction to show total maintenance approved
4. Cash flow projection reviewed
5. Owners in arrears for HOA dues payments discussed
6. Len reviewed 2009 budget and actuals
7. Len reviewed 2010 proposed budget
8. Keith reviewed 2009 repairs completed and 2010/2011 projected repairs
9. window washing in 2010 to be residential only, with expenses moved to residential only
10. financial statements approved to send to owners
11. proxy for owner vote of budget approved
12. current board member agreed to stand for 2010 election by owners
13. Annual Owners meeting approved for December 15, 2009  
meeting concluded

## **December 15, 2009 Owner Meeting Minutes**

1. Mary Fedorka, Lauren Daily, Len Conway, Fred Cone, Paolo Calcini, Kent Phillips, Keith Brown present so quorum is present
2. Minutes from 2008 Annual Meeting discussed and approved no minutes accepted (missing from previous HOA manager)
2. Financial statements for 2009 reviewed
3. 2010 budget reviewed and approved
4. Separation of commercial and residential elements on the first floor reviewed
5. Maintenance of decks reviewed
6. Presentation of 2009, 2010, 2011 repairs
7. Reelection of all board members approved  
meeting concluded