

HOA Communications

Tabled

Committee Reports

Tabled

New Business

Landscape Update

No questions were asked of the Landscape Management Consultant.

Litigation Update

Dave Pearce, the Association's legal counsel discussed the pending litigation with KB Homes. He advised the homeowners and the Board that the case is moving forward, depositions have been taken and that the judge will be ordering a mandatory mediation between the parties.

The budget discrepancy case will most likely be settled before the construction defect portion of the lawsuit is settled. A slide show presentation was offered to the memberships who were present. The presentation provided documented the outstanding construction issues and most of these problems will need to be repaired. Access to many of these areas is going to be difficult and the cost to repair will be substantial.

Access Gates

The gates have been installed and there was some question with the gate on Penrose and whether the Association has the authority to access the common area through an owners property. The Board believes that the CC&R's provide access; further investigation will be made.

Street Trees

The Board discussed the recent letter sent to the County regarding the street trees planted along Hasley Hills, the Manager will contact the County to request that the verbal response be submitted to the Association in writing.

Election Rules

The proposed rules will be mailed to the homeowners in late December for discussion and approval at the February 2007 Board of Directors meeting.

Announcement of Executive Session

The President announced that the Board will meet in Executive Session prior to the next meeting to discuss litigation, personnel, third party contracts and any individual compliance issues that arise.

Adjournment

Motion: Jim DeMatte Second: Roger Ludwig

Resolution: The meeting adjourned at 8:30 PM.

Bob Throckmorton, Secretary

Draft 12/13/2006