

HASLEY HILLS HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
July 5, 2007

Present:	Jim DeMatte	President
	Bob Throckmorton	Vice President
	Roger Ludwig	Secretary
	Larry Totter	Treasurer
	Michelle Griffin	Director
	Nancy O'Neil	Association Management

Call to Order

The President called the meeting to order at 7:01 PM.

Approval of Minutes

Board of Directors Meeting April 24, 2007

Motion Jim DeMatte Second: Bob Throckmorton
Resolution: The minutes were approved as presented. Motion carried 5-0.

Executive Session Meeting April 24, 2007.

Motion: Jim DeMatte Second: Bob Throckmorton
The minutes were approved as presented. Motion carried 5-0.

Special Board of Directors Meeting May 3, 2007.

Motion; Jim DeMatte Second: Bob Throckmorton
The minutes were approved as presented. Motion carried 5-0.

Executive Session Meeting May 3, 2007

Motion: Jim DeMatte Second: Bob Throckmorton
The minutes were approved as presented. Motion carried 5-0.

Executive Session May 23, 2007

Motion: Jim DeMatte Second: Larry Totter
The minutes were approved as presented. Motion carried 5-0.

Annual Meeting June 7, 2007

Motion: Jim DeMatte Second: Larry Totter
The minutes were approved as presented. Motion carried 5-0.

Board of Directors Meeting June 7, 2007

Motion: Jim DeMatte Second: Larry Totter
The minutes were approved as presented. Motion carried 5-0.

Executive Session June 7, 2007

Motion: Jim DeMatte Second: Larry Totter
The minutes were approved as presented. Motion carried 5-0.

Financial Report

General Report

The Secretary presented the financial report. He advised that the association was operating at approximately 5% below budget. The reserves are fully funded per the Reserve Fund Study Report.

Motion: Larry Totter Second: Roger Ludwig

The financial statements for April and May were approved as presented. Motion carried 5-0.

Lien Action

HH001-L0707

Motion: Jim DeMatte Second: Michelle Griffin
Resolution: The Board approved filing a lien. Motion carried 5-0.

HH002-L0707

Motion: Jim DeMatte Second: Larry Totter
Resolution: The Board approved filing a lien. Motion carried 5-0.

HH003-L0707

Motion: Jim DeMatte Second: Bob Throckmorton
Resolution: The Board approved filing a lien. Motion carried 4-1.

HH004-L0707

Motion: Jim DeMatte Second: Michelle Griffin
Resolution: The Board approved filing a lien. Motion carried 5-0.

HH005-L0707

Motion: Jim DeMatte Second: Bob Throckmorton
Resolution: The Board approved filing a lien. Motion carried 5-0.

HH006-L0707

Motion: Jim DeMatte Second: Larry Totter
Resolution: The Board approved filing a lien. Motion carried 5-0.

Foreclosure Action

HH001-F0707

Motion: Jim DeMatte Second: Bob Throckmorton
Resolution: The Board approved foreclosing on this property. Motion carried 5-0.

HH002-F0707

No Action necessary, the bank foreclosed on the property

HH003-F0707

Motion: Jim DeMatte Second: Michelle Griffin
Resolution: The Board approved foreclosing on this property. Motion carried 5-0.

HH004-F0707

Motion: Jim DeMatte Second: Michelle Griffin
Resolution: The Board approved foreclosing on this property. Motion carried 5-0.

HH005-F0707

Tabled, management will review file to ensure when the bank foreclosed on this property

HH006-F0707

Motion: Jim DeMatte Second: Larry Totter
Resolution: The Board approved foreclosing on this property. Motion carried 5-0.

HH007-F0707

Motion: Jim DeMatte Second: Larry Totter
Resolution: The Board approved foreclosing on this property. Motion carried 5-0.

HH008-F007

Motion: Michelle Griffin Second: Bob Throckmorton

Resolution: If Calc does not receive the back payments by July 15, 2007, the Association will initiate foreclosure. Motion carried 5-0.

HOA Communication

No Report was given

New Business

Security Service

The Board reviewed the reports submitted to the Association from Security Specialist. At the time the company met with the Board to discuss the many services they offer, the Board was advised that they would monitor and report CC&R violations as directed by the Association. The Manager will prepare a letter that will outline those violations that the Board would like monitored. This includes, trash cans, basketball backboards, recreational vehicles/boats, and graffiti.

Committee Reports

Neil Gereb reported that the City Annexation was moving forward and that a meeting will be held on July 10, 2007.

Announcement of Executive Session

The President announced that the Board would meet in Executive Session at the conclusion of this meeting and on July 25, 2007 to discussion litigation, third party contracts and any personnel issue that may arise. In addition, homeowner hearings will be held at the July 25, 2007 Executive Session.

Adjournment

Motion: Jim DeMatte Second: Roger Ludwig

Resolution: The meeting adjourned to the open forum at 7:25 PM for homeowner question and answers.

Roger Ludwig, Secretary

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