

Grand Haven Master Association, Inc.

**Board of Directors Meeting
September 18, 2008**

Call to Order

The meeting was called to order at 2:00 p.m.

Members Present: Kenny O'Connor, Rob Sedelmyer, Ray Smith, Wil Hessert

Members Absent: Marc Dwyer

Others Present: Troy Railsback – Southern States Management Group

A quorum was established

Roll Call – Establish Quorum

Approval of Minutes – July 17, 2008

The Board approved the July 17, 2008 Board Meeting minutes as written.

Committee Reports

Legal Direction

Mr. Hessert reported on legal action regarding CC&R violation fines and compliance, along with the new process for collection of delinquent assessments. There was review and discussion pertaining to legal matters.

Community Manager

There was review and discussion pertaining to the activity reports provided by the Community Manager.

Finance Report

Mr. Smith reported on Association finances. There was review and discussion pertaining to the financial reports.

Communications

Mr. Smith reported the newsletter will be mailed to owners on October 1, 2008.

Action Item List Review

The Board reviewed and discussed the status of action items from the previous meeting.

PLM

Rob Sedelmyer reported on preparations for PLM contract negotiations and the overall status of the PLM program.

Unfinished Business

Policy for Board meeting minutes

There was discussion regarding the policy for Board Meeting minutes.

New Business

Vote Results - PLM Services Reserve Village

Mr. Sedelmyer reported on owner voting results pertaining to options for private lawn maintenance services in the Reserve Village.

Bid Specifications for PLM contracts

There was review and discussion pertaining to bid specifications and a pre-bid conference for private lawn maintenance contractors.

ON MOTION BY Rob Sedelmyer, seconded by Wil Hessert with Mr. Sedelmyer, Mr. Smith and Mrs. O'Connor in favor, and Mr. Hessert opposed, the Board accepted General Landscape Maintenance Specifications, Schedule C for the 72 units at The River Club and Schedule B for the 40 properties in the Reserve dated September 17, 2008 for contractor bidding; the Board also accepted the General Landscaping Maintenance Specification Schedule A for the 290 properties existing in Heritage Oaks, Lakeside, Linkside, Pine Harbor, Riverwalk and Village Oaks dated September 17, 2008 with the following amendment under Section VI – TREES A, item a.1., add the sentence: “Crepe Myrtle trees will be pruned and shaped prior to spring growth and the method will be individually trimmed branches.” Copies of the referenced specifications will be made a part of the meeting minutes. *The motion carried.*

Lakeside Village PLM

There was review and discussion pertaining to ICI contracting its own lawn maintenance service for properties it owns in Lakeside Village. All ICI properties will be included in the bid for the 2009 lawn maintenance contract.

Criteria to lien delinquent assessments

There was review and discussion regarding criteria to be used in placing liens against the properties of owners who are delinquent in paying assessments.

Costs to lien delinquent assessments

There was review and discussion pertaining to costs associated with placing liens against the properties of owners who are delinquent in paying assessments.

Resolution – assessment collection/legal pursuit

There was review and discussion of a resolution pertaining to collection and legal pursuit of delinquent assessments.

The Crossings

There was discussion and review of a request from The Crossings at Grand Haven Homeowners' Association, Inc. to dissolve The Crossings HOA and incorporate the Association's management and enforcement functions into the Grand Haven Master Association, Inc.

Adjournment

The meeting was adjourned at 3:50 p.m.

Audience Comments

The Board responded to comments regarding citing violations and lake bank maintenance issues.

Grand Haven Master Association, Inc. **Action Item List from September 2008 Meeting**

1. Notice and lien properties with delinquent assessments (Annual/PLM/River Club) – target date October 1, 2008. PLM assessments 2 months delinquent or greater should be noticed to lien.
2. Send letter of final notice to all owners with unpaid fines for non-compliance.
3. Reserve study for River Club – when last one was done?
4. River Club insurance policy – what kind of coverage/why?
5. Distribute funds and /or open new accounts (where necessary) so that all Association funds are FDIC insured.
6. Rotate cash flow statement.
7. Operating accounts should have less than 2 months cash.
8. Need information for PLM Villages – Balance of Reserves and Bad Debt
9. ADC strategy for variable expense.
10. Letter to PLM residents informing them of bid activities and changes to specifications.
11. Contact Austin Outdoors to bid on PLM contracts.