

Village Woods Condominium Association, Inc.
Board of Directors Meeting
September 9, 2013

Call to Order - The meeting was called to order at 10:00 a.m. at the Beacon Woods Civic Center.

Calling of the Roll - The roll was called and Directors present were: Dan Brown, President, Jim Beebe, Vice President, Bob Lehmann, Treasurer. Rick Lauder, Secretary and John Arbour, Director were absent and excused. Cheryl Butler with Management & Associates acted as Recording Secretary.

Establish Quorum – Quorum was established.

Reading and Disposition of Unapproved Minutes – Those being the Board of Directors Meeting minutes from the April 8, 2013 *it was,*

ON MOTION: Duly made by Dan Brown seconded by Jim Beebe and carried unanimously.

RESOLVE: postpone the reading of the April 8, 2013 minutes until the October meeting.

Officer's Report

President's Report- Dan Brown

The Board will be rewriting the Dog rule to comply with federal, local and state laws.

Vice President's Report-Jim Beebe

Jim explained that the Board was going to seed the lawns at the beginning of August as advised by the vendor. However, the daily rains stopped so it was put on hold so as to not risk losing the new grass. The areas on Darwood and Danube that were affected by the pump outage will be added. Sodding does not appear to be an option at this stage; however, seeding will be done when the conditions are more optimal.

Treasurer's Report – Bob Lehmann

- The Treasurer's report is attached hereto and incorporated herein as part of these meeting minutes.

2014 Proposed Budget:

- *The proposed fully funded 2014 budget was presented to the residents. Bob Lehmann advised that fully funded does not mean the full amount necessary is available if there is an immediate situation, however, when the anticipated life expectancy has expired the amounts required will be funded. Bob explained the costs of asphalt has gone up due to many manufacturing plants being closed and no new ones opening up to replace them. He also explained that insurance rates for 2013 went down for the Association due to property values decreasing. All other item in the budget were explained and most items will stay the same. The assessment for 2014 is the same as this year.*

Manager's Report – None

Committee Reports – None

Old Business – None

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New Business

- **Resolution for consideration of additions to website-** Rick Lauder submitted recommendations of items that he feels should be included on the association website ***it was,***

ON MOTION: Duly made by Bob Lehmann, seconded by Jim Beebe and carried unanimously.

RESOLVE: To table the item until the entire board is in town for further clarification on items

The floor was open and with there being no further business to come before the Board ***it was,***

ON MOTION: Duly made by Jim Beebe, seconded by Dan Brown and carried unanimously.

RESOLVE: To adjourn the meeting at 11:03 a.m.

Submitted by:

Approved by:

Cheryl Butler, LCAM
Management & Associates, Inc.

Dan Brown, President

Rick Lauder, Secretary