

Minutes

West Campus Point Homeowners Association Board of Directors Meeting

Monday, November 14, 2016

6:30 - 8:30 pm

978 West Campus Lane

Homeowners: Cynthia Kaplan and Gail Humphreys

Board Members: Dorothy Gonzalez-President, Sarah Cline-2nd Vice President, Kary O'Brien-1st Vice President and Allison Moehlis- Secretary

Property Manager: Dave Russo

The meeting was called to order at 6:28 pm.

Approval of Minutes:

The Board approved as amended the minutes of the prior Board Meeting of Oct 14, 2016.

The Board approved as amended the minutes of the Board Meeting at Bartlein & Co. on Oct 24, 2016

Treasurer's Report by Dave Russo. As of end of October, 2016:

Total Income is \$372,799.52 YTD

Operating Expenses are \$275,266.49 YTD

Reserve Expenditures are \$48,611.71 YTD

Total Expenditures are \$323,878.20 YTD

Transfer to Reserves are \$(62,498.52) YTD

Transfers from Reserves are \$20,000.00 YTD

Operating Account \$5,000.00 - end of month

Total Assets are \$861,360.67 YTD

The Board accepts the Treasure's Report.

Manager's Report by Dave Russo

- Final invoice for Tierra Verde was \$2000 and will be paid

The Board accepts the Manager's Report

OLD BUSINESS

950's Landscape Project Completion/Remediation

Nothing to report

Tierra Verde 2017-2018 Tree Maintenance Contract

Sarah moved to approved Tierra Verde two-year contract for January 2017 - December 2018 at a monthly cost of \$2400.00. Seconded, discussed, and amended.

Sarah moved to renegotiate the Tierra Verde two-year contract for January 2017 - December 2018 to include an additional roof drain cleaning for annual cost not to exceed \$30,000. Seconded, discussed, and motion failed at two-for, one-opposed, two-abstentions.

Sarah moved to approve Tierra Verde two-year contract for January 2017 - December 2018 dependent upon the inclusion of two roof drains cleaning per year for annual cost not to exceed \$30,000. Seconded, discussed, and unanimously approved.

MGM 2017 Contract

MGM Landscapes presented a bid for a one-year contract to be signed, and if not accepted they would not be able to service the property.

Sarah moved to authorize Gail to speak with MGM landscape to extend the month to month contract to March 1, 2017. Seconded, discussed, motion passed at three-for, one-opposed, and one-abstain.

Association's 2017 Budget

A budget was presented with a proposed increase in the monthly fees for the Board to review.

Sarah moved to appoint Anna and Kary to consult the CPA M. Gartzke and Bartlein to obtain additional information that will be used to produce a draft budget for approval by the board on Saturday, November 19th at 9 am at WCP #928. Seconded, discussed, and unanimously approved. Dave will email the board the last two annual tax reviews November 15.

Annual Meeting Tuesday December 6, 2017 HSSB 4020 from 6:30-8:30pm

Meeting Adjourned at 8:42pm

Minutes respectfully submitted, Allison Moehlis, Association Secretary