

AGENDA DETAIL

SEPTEMBER 22, 1984

Responsibility

- Bill 1. Roll Call and Certification of Proxies
- o Association is Units #19 through #66 (48 units) :
Stage I is 19-40, II is 41-52 and III is 53-66
- Bill 2. Presentation and proof of notice
- Ron/Bill 3. Special Discussion on Landscaping
- o Bud See
- Bill 4. Status Reports from Association Managers
- o Ownership - all units are under Association direction and responsibility
 - o Landscaping - discussed above, include any missing items
- tree thinning per Naturalist
 - o Roofing repairs a) Special Discussion by Charles Topping Engineering
b) Summary report, findings and costs
 - o Swimming pool area
a) Fence taken down and pool filled in
b) Both Homeowners Association and Nature Center contacted
- Ken/Howard
- Bill o Board of Directors meetings were held on:
- | | |
|--------------------|--------------------|
| September 17, 1983 | July 7, 1984 |
| February 19, 1984 | August 4, 1984 |
| May 5, 1984 | September 21, 1984 |
- Bill o Spring cleanup was held on May 5, 1984
- Bill o Refuse bin door repairs completed
- Bill o Survey report responses - number, tone and comments
- Bill o Electric meter reading responses - 30 out of 48, excl. residents

Ken

5. Financial Reports

- o Distribution of Financial Reports to audience.
(Need 20 copies of 3 pages:
- o Statement shows that we ended 1983 with a positive balance of \$905 compared to \$5,800 in 1982, however, the reserves were drawn to help pay for the Sprinkler System and so reducing the Special Assessment to the Homeowners.
- o The 1984 financial projections show that we are exceeding the original budget due to necessary roof repairs during 1984. An offset was lower water expenses.
- o Included on page 2 (with a per unit breakdown on page 3) is our proposed 1985 Budget. We propose that each unit's quarterly assessment dues increase to \$175.00 per quarter. This will let the Association maintain a positive balance for future ground and buildings maintenance and replacement. The increase of \$25.00 per quarter will be for the Reserve Account.
- o Move for approval of 1985 Budget: Vote: _____
- o Notices to be read per By-Laws
 - a) Reimbursements made to Directors through August 1984 were:
H. Wiggett \$146.64 for a Directors and Management meeting.
 - b) No salaries were paid to Association Officers during 1983.
 - c) Association Manager engaged under annual contract by Board of Directors is:
Ridgepine Property Management, Inc. of Sunriver

Howard

6. Unfinished Business

- o Roofing repairs - any further items from the floor?
- o Landscaping program - any further items from the floor?

Howard

7. New Business

- o Exterior light fixtures
- o Other

Bill

8. Election of Board of Directors' Secretary Position

- o Recap Directors' status
- o Open nominations for position of Chairman:
 - (a) Board nominee is Howard J. Wiggett
second (from floor) _____
 - (b) Other nominee(s) _____
second (s) _____
 - (c) Final Vote _____
- o Open nominations for position of Treasurer:
 - (a) Board nominee is Ken H. McLeod
second (from floor) _____
 - (b) Other nominee(s) _____
second(s) _____
 - (c) Final Vote: _____

Howard

9. Adjournment and thanks for owner support given by Board

Time: _____