

PACES CLUB HOMEOWNERS ASSOCIATION, Inc.
Board of Directors

Meeting Minutes
For Additional Board of Directors Meeting

Date: February 28, 2009 Time: 5:00 pm
Location: 4319 Sugar Maple Chase

Attendees: Chuck Jones (President)
Kelly Simcox (Vice-President)
César Zapata (Secretary)
Rich Miller (Treasurer)
Michelle Goodsite (Member-at-Large)

Quorum: 5 of 5 Directors present, quorum requirements met.

Call to Order by Chuck Jones, President – 5:05 pm

Old Business

Minutes

- Board of Directors (BOD) approved the 02/14/09 minutes without changes. César will email the minutes to Chris to post in Paces Club's website.

Treasurer's Report

- Riverside provided end of January's financial statements, including annual assessment delinquencies.
- BOD reviewed and discussed the financial statements.
- Rich will set up a call with Riverside's accounting department to go over the financial statements.
- Rich will check with Riverside about the status of the tax returns.

Prioritization of Projects for the Community

- Covenant revisions.
 - o BOD went over comments and questions. BOD approved contacting attorneys to finalize covenant revisions.
 - o Will try to hold a community meeting by last week of April to begin approval process by the community.
- Pool pump room reconfiguration.
 - o Will receive a new bid. BOD approved this project.
- Baby pool has a leak. The BOD approved test to find leak at baby pool. We may not be able to fix the leak this year depending on what is found.
- Landscaping Projects. BOD approved planting the trees that are missing. Will request a meeting with landscapers to discuss landscaping improvement bids.
- Dog-waste stations approved.

- Reserve study. Waiting for Riverside to provide examples.

Newsletter

- Next newsletter should be issued within the first two weeks of March.

New Business

Architectural Issues

- Approved one architectural request.
- Approved to remedy violations that homeowners have not addressed. The HOA will remedy the violations and bill the homeowner for the expense. If the homeowner does not pay, HOA will put a lien on the house to recover the expenditure.

Tennis

- BOD approved buying the standard signs for winning Paces Club tennis teams, but not custom signs that include names.

Pool and Tennis Courts Keys

- Will ask Riverside to get quotes for a key card system.
- Key requests should go to Chuck.

Easter Egg Hunt

- Approved budget of \$300 for activity.
- Easter Egg Hunt will start at 10:00 am, April 11, 2009.

Management Company

- BOD members will provide Chuck with list of issues and clarifications needed.
- Chuck will contact Riverside to discuss.
- Will include as agenda item for next meeting.

Community Project

- Lighting of common areas. Will discuss at next meeting.

Next BOD Meeting

- March 14, 2009, from 4 pm to 6 pm, at Michelle Goodsite, 4329 Sugar Maple Chase.

Adjournment – 7:50 pm

Respectfully submitted,

César Zapata, Secretary