

Ortega Bluff Homeowners Association, Inc.
Board of Directors Meeting
1008 Park Avenue
March 11, 2010

Present were: Craig Beene, President; Angela DeMonbreun, Secretary; Gregg Reese, Vice President; Bob Woods, The CAM Team at RE/MAX

Absent: Kirk Lingle, Treasurer

The meeting was called to order at 7:01 p.m. by Craig Beene, President and a quorum was established. Angela motioned to approve the minutes as written for the January 14, 2010 meeting. Craig seconded, none opposed and motion carried.

Manager's Report:

Financials as of the end of February 2010

Compass Operating Acct.	\$ 38,667.79
VyStar MM Acct.	\$ 41,436.33
VyStar Savings	\$ 17.64
CD #1	\$ 2,976.27
CD #2	\$ 1,190.50
CD #3	\$ 3,026.93
CD #4	\$ <u>6,131.74</u>
Total	\$ 93,447.20

Collection Tracker:

Bob reported that \$4,634.68 was collected in past due money during the month of February. Statements were mailed in March to all homeowners with a balance on account. Craig motioned not to send statements to anyone with a balance less than \$50. Angela seconded, none opposed and motion carried.

Two homeowner accounts were discussed. Craig motioned that Management (1) pause the legal action and send a Statement to Samuels for legal fees, with no charges waived; and (2) to waive interest charges only for CH House (all legal charges to remain on the account). It was determined that the cost of legal action would be greater than the monies collected otherwise. If CH House does not agree to immediate payment, Management is instructed to move forward with the next step in collection. Angela seconded, none opposed and motion carried. Each case was decided individually on its own merit.

Architectural Review Report:

One ARC application was approved by ARC members Kirk Lingle and Greg Reese, for a fence installation for the purpose of concealing a boat for the Clark ARC application. Angela motioned to write-off the legal fee for the cost of the letter sent by the Attorney prematurely. Craig seconded, none opposed and motion carried.

Old Business

Website

John Sykes, Webmaster reported that he was working on the back side of the site and the site continues to be a work in progress.

Marquee Sign

Craig stated that he would meet with Kirk to decide where the sign is to be placed. Greg Reese has been consulted and offered input.

Committee Vacancies and Appointments

Tabled

New Business

Open Seat Appointments

Craig motioned to appoint Greg Reese and Terra Beene as Directors. Angela seconded, none opposed and motion carried. After discussion Greg Reese will serve as President and Terra Beene as Director/Secretary. George Williams, Vice president will serve as a non-voting officer. Kirk Lingle remains on the Board as Treasurer.

Terms of Office:

Greg Reese will serve for two years 2010 – 2012

Terra Beene will serve for one year 2010 – 2011

Kirk Lingle term of office 2009 – 2011

Newsletter, submissions and up-dates

Steve and Kathy Grant are working to complete the newsletter to be distributed soon.

Upcoming Cleanup and Garage Sale Reminder

March 27 is cleanup day for the community ponds and will begin at 9 a.m. The community garage sale is scheduled for April 10.

Comments from the Out-going members

Craig expressed what a privilege it has been to serve his community over the past years and he felt that the Board has accomplished much during his term. The largest accomplishment under this Board's term was the official turn-over from Ortega Bluffs Inc. to the Homeowners Association in February 2010. Craig felt that the new Board would continue with the same high level of service to the community and he felt very comfortable in turning over the reign to the new President, Greg Reese.

Angela expressed her appreciation for the privilege to serve as Secretary for the past several years. She stated that she would be happy to serve the Board in other capacities as the need arose but is also looking forward to her retirement.

Comments from the In-coming members

Greg Reese expressed deep appreciation and eagerness to serve as President and plans to continue to provide the same prudent services as his predecessors.

Terra Beene is looking forward to serving as Secretary and offer her many years of experience to the Board and the community.

George Williams, a past Director is looking forward to sharing his experiences and accepted his appointment with gratitude.

At 8:35 Craig motioned to adjourn the meeting, seconded by Angela, none opposed and motion carried.