



Board of Directors Meeting  
November 9, 2013

Bill Manion called the meeting to order at 11:10 a.m., following the Annual Property Owners meeting. Present were Bill Manion, Lee Eise, Lynn Diggs, Jim Butler, and Fred Miller with Todd Nelson, Nelson Management Co.

**Minutes and Annual Meeting discussion** – Bill Manion ask for any further comment on the Annual Meeting. As there was no further discussion of the Annual Meeting, it was moved that minutes be completed, edited, and sent to Board members for approval before posting on website.

**Board Meeting Dates** - Dates for Board meetings in 2014 were discussed. It was noted that it would be difficult to maintain a quorum through the first quarter due to those not in the area during that time. Todd Nelson offered that it was not necessary to have a Board meeting each Quarter. Bill Manion noted that in the event of a major issue, a special meeting could be called, or held by telephone conference. It was further discussed that meetings do not necessarily need to be on Saturdays or weekends. It was decided to give consideration and try a mid-week meeting in 2<sup>nd</sup> Quarter.....**date Wed. June 4.** The 3<sup>rd</sup> quarter meeting date will be set at that time. **The Annual Meeting was set for Saturday, November 8, 2014** at 9 a.m. at the Porto Cima Clubhouse.

**New Business** – The current completion and continuing requests for deck additions have opened the following for consideration:

- Responsibility for maintenance and increase in cost to Association of maintenance.
- Original construction responsibility and inspection & approval of the construction
- Property owner to provide a warranty from the builder
- Additional downspouts should be required with all new construction
- Homeowner has all responsibility for the addition

The matter opens questions, particularly with the question of inspection and approval and was tabled until Todd Nelson brings more information to the Board for consideration.

Discussion of hiring independent recording secretary – It is proposed that a person be hired to record minutes of meetings in order for all Board members to be fully involved in all discussions. It was presented that the person would complete the work with direction and management of Secretary (Marti Eagan) with assistance from and by Lynn Diggs. Effort will be made to locate a person for the position.

Bill Manion asked that the **Statement of Board Purpose and Principles** be approved and placed on website. Approval was made by full vote of the Board.

Todd Nelson opened a request from property owner in Via Bacino to have tree removed. Board approved.

Inspection of moisture in buildings at Via Bacino by Pete High will be scheduled by Todd Nelson with follow up by Board decision as to disposition of report findings.

Election of Officers for 2014 – the Nominating committee of Fred Miller, Lynn Diggs, and Lee Eise made recommendation and proposal by Lynn Diggs that all officers remain in position:

**Bill Manion- President... Lee Eise– Vice President.....Marti Eagan– Secretary.....Jim Barnett– Treasurer**  
Motion was made and seconded for approval. Vote was 4 yes....1 no. Motion passed.

**Old Business** – As there was no further business to come before the Board, Fred Miller made a motion to adjourn which was seconded by Jim Butler. The meeting adjourned at 12:05 p.m. For the Board, Bill Manion