

PORTO CIMA TOWNHOME PROPERTY OWNERS ASSOCIATION

April 15, 2017

Bill Manion, President, called meeting to order at 9:00 a.m. Quorum present.

Board Members present: Bill Manion, Walter Thompson, Jim Barnett, Lee Eise, Lynn Diggs, Fred Miller, associate Board member-Jim Murphy Also present: Todd Nelson, Nelson Land Management.

Jim Butler assigned his vote to Jim Murphy.

Guests: Kathy Murphy, Elaine Manion.

**FINANCIALS: 12/31/2016** Discussion regarding Balance Sheet and some neighborhoods exceeded income. Todd explained these were primarily major maintenance activities, in case of Punta Pilato it was slider replacement expense. The Reserve accounts in some neighborhoods is significantly underfunded due to 5% limit on increasing assessments.

M/2<sup>nd</sup>/a 2016 financials.

**FINANCIALS: 3/31/2017** Review. M/2<sup>nd</sup>/a.

**A/R AGING** Review of collection policy and procedure. Waiting for accountants advising uncollectable amount to be written off. M/2<sup>nd</sup>/a.

**RAILINGS** Discussion regarding new owner in Bello Point regarding responsibility to repair/replace railings to waterfront along steps. The unit owner also owns the railing. Brought up question who assumes liability for steps and/or railings. Some railings were an add on option by original owner. The issue is tabled until opinion from legal and insurance determination. If reserved, how much. The repair would need to be budgeted. A letter to the homeowner regarding position will be drafted after legal and insurance advice.

**LANDSCAPE COMMITTEE** Todd will walk through each neighborhood with members of Committee to mark trees for removal and assess landscaping needs.

**DUFNER UPDATE** Original owner was Simmons 2007, bank owned 2015, Dufner purchased 8/2016. He is wanting reimbursement in amount of \$2940. for interior repairs . The Association paid for new French drain, Elite performed gutter repairs. Dufner attorney asserts Board was negligent in exterior maintenance. The Association Board members have no access to any of the units interior and were not previously advised there were damages. Following full discussion by the Board to the continued request of the property owner, the Board voted to continue the present interior/exterior policy. Note: Copy of policy being mailed to all owners under separate cover.

**OLD BUSINESS** Tree removal. Will be handled by Landscape walk thru. Villa La Cresta garage door and vents paint –will get estimate. Bello Point trash enclosures-more cost effective to replace than powder coat and paint.

**NEW BUSINESS** Bello Point entry appearance. Low cost/maintenance ground cover. Jim and Kathy Murphy will explore possibilities.

Irrigation will be up and running as soon as lake level rises sufficiently.

Todd will send letter to all owners regarding rental policy and maintenance policy.

The next scheduled Board Meeting is 9:00 a.m., June 24, 2017, Porto Cima Club. Adjourn 10:30 AM