

PORTO CIMA TOWNHOUSE PROPERTY OWNERS ASSOCIATION

June 24, 2017

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

Board Members present: Bill Manion, Walt Thompson, Jim Barnett, Lee Eise, Lynn Diggs, Fred Miller.
Also present: Todd Nelson, Nelson Land Management
Jim Butler assigned his vote to Bill Manion.

FINANCIALS: 6/19/17: Reviewed financials for period January 1 through June 19, 2017. M/2nd/a.

A/R AGING: Review of collection policy and procedure of writing off uncollectable amounts as well as handling overpayments from some owners. M/2nd/a.

REVENUE EXPENSES: Reviewed and discussed individual expenses. M/2nd/a.

RAILINGS: Discussion regarding owners in Bello Point concerning responsibility to repair/replace railings to waterfront along steps. Bill Manion stated the railings to be repaired or replaced are in fact the responsibility of POA according to current policy, and will be repaired with cost in excess of \$2,000 to be split 50/50 with property owners. Once POA repairs railings, any additional exterior items put in place by property owners (i.e., lighting) need to be maintained by the property owners. Bill also stated a written policy needs to be put in place for all owners regarding adjustments/additions and the related maintenance. Todd Nelson will take questions and items of concern regarding this matter to Board's attorney.

LANDSCAPE COMMITTEE: Discussion and review of landscaping issues from May 1 walkthrough of neighborhoods with list of issues presented by Todd. M/2nd/a. Work is to be done with a stated time frame from Nelson Landscape as soon as possible. Additionally, a special area within Bello Point patio homes should be done with rock and turf only and no wildflowers. Todd will get a proposal of cost.

OLD BUSINESS: Dufner – no new items.

NEW BUSINESS:

- 1) Audit is on track to be completed prior to annual meeting.
- 2) Trash Enclosures: Todd will proceed with work to replace units at Villa La Cresta and Bello Point. He will get bid for replacing existing enclosures at 10th Green, Southshore Place, Via Bacino and Avilla and will email board with bids.
- 3) Clearing golf course property behind Via Bacino: Board stated all trees removed will be at property owners' expense. Todd will investigate whether clearing underbrush is included as a reserve item or has been previously budgeted.

The next scheduled board meeting has been changed to August 26, 2017 at 9:00 a.m. at Porto Cima Club.

M/2nd/a. Adjourn 11:05 a.m.