

Chatelaine Board Meeting

Called to order at 6:01 pm, December 13, 2011.

In attendance: Ken Daly, Phil Case, Amber Abrams, Jim Pope, Lars Johnson and Rebecca Thompson - representative for N&H Enterprises.

November 8, 2011 meeting minutes approved unanimously.

Fountain budget discussed 95% complete on approved portion and 4 remaining items to remain on budget and payment made by December 2011.

Roof issues unit 63 and 67 approved getting roof inspected and repaired.

Newsletter discussed contents discussed.

Grass discussed and motion to create landscape committee Liaison named Amber Abrams. Discussed creating a schedule for maintenance. Discussed Rebecca form N&H getting bid and getting quotes from true green and other vendors. Committee to review current specification of maintenance of lawns and give to Rebecca and working on esthetics and monitoring contract of lawns. Jim pope to be member of Landscape committee.

Annual meeting discussed for Sunday February 19, 2011 and alternate February 12, 2011.

Open Board Positions discussed. Two board open positions and submit to nominee John Taylor or Ken Daly. Notice to placed in annual newsletter. ARC committee opening to be placed in newsletter.

Liens, Collections and Foreclosures discussed and noted that unit #201 has filed for a second Bankruptcy in Alabama and N&H noted that everything will have to be written off due to charge of foreclosure and new lien issued under current bankruptcy and discuss next meeting foreclosure of this unit. Per bankruptcy judgement amount prior January 1, 2011 must be written off.

Motion made to approve financial statement and was approved as presented.

Motion to pass the 2012 budget and passed unanimously.

Motion made to pay the prepay of loan and passed unanimously.

Discussed no fee increase due to budget.

Discussed annual financial review presented and will be put on website. Motion and unanimously passed as response and definition and resolution to Audit . Covenant Summary Guidelines discussed to go into closing packet to new residents. Motion to enter top five concerns and enter of rules into the newsletter.

Motion made to approve financial statement and was approved as presented.

Meeting dismissed at 8:07.

Submitted by Amber Abrams