

**CHATELAINE  
BOARD MINUTES**

**DATE** Nov 9, 2010 **6:00pm**  
**LOCATION** N&H  
**IN ATTENDANCE** K Daly, B Ingram, P Nelson R Thompson from N&H

**Call to Order 6:00pm**

**Open Forum – No Requests**

**Approve Minutes** Minutes for Sept 15, 2010 submitted and approved.

<b>Book of Resolution- Parking</b>	Resolution to limit parking on traffic circles was submitted and approved. Vote 5-0, two proxy votes
<b>Calendar of Services</b>	PN submitted a calendar with service items and dates. Calendar was approved and will be published with the Nov newsletter.
<b>Nov News</b>	KD, PN Newsletter will be published in Nov, subjects: Thanks to all involved in road project, Christmas decoration schedule, Irrigation, Calendar of services, Annual meeting date.
<b>Road project</b>	Project completed and under budget. Financial review to be presented at HOA Annual meeting.
<b>Irrigation</b>	BI, review of system completed, 90%+ functional. L Swan is working on repairs that will require contractor. BI and KD reviewing repair and maintenance service providers for 2011.
<b>Roof Issues</b>	Invoices presented by (3) homeowners were reviewed, one owner does not have occupancy permit and is therefore still in construction. Content of some invoices indicate scope of work is not a repair but correction of construction defects. BI and KD will review all documents available and develop a proposal for board review.
<b>Liens, Collections, Foreclosures</b>	Six liens were approved to be filed, all related to the financing of the road project. Collections policy continues to be developed, policy to be in place by January 2011. Bankruptcy proceeding for xxx have completed, master of equity has moved case to loan holders attorney for foreclosure processing.
<b>Financial review</b>	Financials were reviewed and approved. Road engineering study booked to operating expense was moved to project budget. 2011 budget to be presented at December Board meeting.

**Next Scheduled meeting Monday Dec 6, 2010**

**AGENDA**

**CHATELAINE BOARD MEETING  
11/9/2010 6:00PM  
LOCATION: N&H 1st FLOOR CONF ROOM**

**Duration: 1 hour, 5 min**

**Meeting call to order**

**Open Forum**

**No Request**

**Minute's approval for 10/6/2010**

<b>Book of Resolution-Parking</b>	<b>5 min</b>
<b>Services Calendar</b>	<b>5 min</b>
<b>News Letter</b>	<b>5min</b>
<b>Road Project</b>	<b>10 min</b>
<b>Irrigation</b>	<b>5 min</b>
<b>Roofing Issues</b>	<b>5 min</b>
<b>Liens, Collections, Foreclosures</b>	<b>15 min</b>
<b>Financial review</b>	<b>15 min</b>

**Next Scheduled meeting- Mon Dec 6, 2010**