

**MASTERS CLUB HOMEOWNERS
BOARD MEETING
JULY 13, 2006**

(CONDITIONAL MINUTES, SUBJECT TO APPROVAL AT NEXT BOARD MEETING)

I. Call to Order and Confirmation of Quorum:

President, Dan Stevens, called the meeting to order at 7:05 p.m. Board members present: Carolyn Chandler, Con Gerdes, Jason Johnson and Jo Beth McFadden. Jack Wyard was absent.

II. Approval of Minutes

Jason Johnson moved and Carolyn Chandler seconded a motion to accept the June 15, 2006 Minutes as presented. **MOTION CARRIED.**

III. Financials

Current Assets	\$35,503.40
Accounts Receivable	<u>1,913.50</u>
Total Current Assets	\$37,416.90

Carolyn Chandler moved and Jo Beth McFadden seconded a motion to appoint Con Gerdes as Treasurer of the Homeowner's Association. **MOTION CARRIED.**

IV. New Business

(a) Jason Johnson has received three bids for the fence-staining project. This is a multi-year project to only re-stain fences that are the responsibility of the association to maintain. The first phase will cover Lots 1 through 18. Specs for this project include:
Power wash, scrape the loose paint off the surface, especially the top rail, prime the top rail and stain the entire fence on both sides. Shielding of particular areas of homes where painting could cause over-spray of stain on to the house was critical and backside shielding from stain going through the fence on to the home or plants is required. Care for shrubs and flowers is necessary. The Architectural Control Committee will supervise operations periodically.
Carolyn Chandler moved and Con Gerdes seconded a motion to accept the lowest bid of \$4,880 presented by JSC Property Maintenance. **MOTION CARRIED.**

(b) **NOTE TO HOMEOWNERS:**

It will be necessary for Homeowners to allow JSC Property Maintenance to use their water tap for power washing prior to staining. Homeowner will need to make the inside of the fence accessible by cutting back shrubs, bushes, plants or trees and keep pets away from the area while the contractor is working.

Another reminder: Fences between homeowner's dwellings are the responsibility of homeowners to maintain. Homeowners are encouraged to diligently maintain their fences in order to prevent weather deterioration. You might want to take the opportunity at this time to negotiate with JSC to stain the fences that are your responsibility.

V. Next Meeting

The time and date of the next Meeting will be announced at a later date.

VI. Adjournment

There being no further business the Meeting was adjourned at 7:55 p.m.

**Jo Beth McFadden
MCHOA Secretary**