

**Tall Firs Homeowners Association  
Board of Directors' Meeting minutes**

[www.tallfirshoa.com](http://www.tallfirshoa.com)

**Thursday, December 10, 2009**

	Board of Directors			Staff
p	Dottie Manfred, President	Phase 1 (O)	p	Robb White, Property Manager
p	Kai Eng	Phase 1 (E)	p	John Roundtree, Resident Manager
p	Mick Crawford, Vice President	Phase 2 (E)		
p	Mark Alenick, Director	Phase 2 (O)		
P	Arlene Park, Secretary	Phase 3 (E)		
p	Don Hilt	Phase 3 (O)		
p	Peggy Karpenko, Treasurer	At Large (E)		

Meeting Attendance: P = Present, E = Excused, A = Absent (E) Term expires even years; (O) Term expires odd years

**Homeowners Present**

Andrea Watts 19C; Kim Rivard 42B; Phyllis Hilt 51D; Kim Smith 47A; Marry Allen 51C; George Jupiter 23C; Coleen Adams 8B; Terese Mikkola 24C; Amy Robbins 6B

**Call to Order:** Meeting was called to order by President at 7:00 pm.

Minutes of November 12, 2009 were approved and accepted.

**Homeowners Questions and Comments:**

Light on flagpole not working.

Will the property be de-iced or scraped if it snows. Yes.

Will the increase in dues reflect in automatic deductions? Yes

**Finance Report:**

Motion made to charge tree removal expenses back to reserve account. Seconded and approved.

**Property Manager's report, Robb White:**

See attached report

The adjusted delinquency balance is \$54,242.11 reflecting payments made after 11/30/09.

**Motion:** Mick made motion for Targa Management to re-establish electricity to three units until after cold snap. Mark seconded. Motion carried

**Resident Manager's Report**

See attached Report

All spigot covers are on.

Saturday a dangerous tree was removed and landscaper will grind and remove stump for free.

Pool heater needs to be replaced. Replacement of the heater was authorized by the board.

**Phase I parking finalized.**

**Motion:** Adopt parking document for buildings 1-19 dated December 7, 2009. Approve parking document for 1-19 as assigned in document. Don made motion, Mick second, carried.

**OLD BUSINESS**

Executive Board motion approvals from 12/3/2009

**Motion:** Unit 22C: regarding electricity. Motion seconded and carried.

**Motion:** Accept envelope proposal from Samdal & Assoc. for \$10,500 plus tax with a provision Tall Firs HOA Board will have input on thermal imaging. Motion seconded and carried.

**Motion:** Accept executive minutes as were amended. Mick made motion/Don second, Carried.

End of Executive Board Meeting Motions.

Cameras are now installed outside of pool and cabana.

Meeting adjourned. Christmas party followed.

Arlene Park  
Secretary