

MANCHESTER IV CONDOMINIUM ASSOCIATION, INC.
A Corporation Not-for-Profit

SUBJECT: Minutes of Board of Directors Meeting

DATE: Monday, November 27, 2006

TIME: 3:00 P.M.

PLACE: Federation Conference Room

PRESENT: ALICE GALLAGHER
NURI GEORGES

CARMELITA GRAY
HANK HOSMAN

HAROLD SCOTT

1. **Opening** - A quorum was established, with four members present and the President, Hank Hosman, called the meeting to order.
2. **Minutes** - Reading of the Minutes of October 30, 2006 was waived by the attending members and they were accepted as presented. Motion made by Harold Scott, seconded by Nuri Georges. Motion passed unanimously.
3. **Treasurer's Report** - Carmelita Gray reviewed the budget in detail. The motion to accept the report as presented, made by Alice Gallagher and seconded by Nuri Georges, passed unanimously.
4. **Committee Reports** - There were no committee reports.
5. **Unfinished Business**
 - A. **Discussion of the Budget 2006-2007** - Hank Hosman reviewed the proposed 2007-2008 Operating and Reserve expenses which we control in detail. The remaining proposed figures from Sterling, available the following week, will be distributed to the board members in time for our next meeting.
 - B. **One Source Irrigation System Billing** - Hank Hosman met with One Source and outlined their billing, stating we would only pay for four highlighted charges in the bill because Valley Crest had completed all other listed items. To date, One Source has not responded.
6. **New Business**
 - A. **Association Options with One Source** - Hank Hosman reported on what options are available should we want to stay or get a different landscaper. He said the Federation is presently considering amending the contract with no dollar exchanges involved. These changes will be discussed with and voted upon by the Federation membership. There was general agreement that One Source's performance has recently improved in our area.
 - B. **Memorandum dated November 10, 2006 - Landscape Alterations, Improvements and Maintenance** - Hank Hosman reported that this memorandum sets forth a clear, concise

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explanation of the landscape regulations as set forth in the Manchester IV Condominium

Association Rules and Regulations. A motion was made by Harold Scott that this memorandum be attached to the Minutes and to the Rules and be available as a hand-out to the residents at the Annual Meeting. Motion, seconded by Carmelita Gray, passed unanimously.

C. Association Assignments to Election Districts - Hank Hosman set forth the new Federation association assignments to election districts, explaining that the Federation has tried to assign the districts in a more even manner, i.e., each district will have approximately the same number of units in it. Copies of the new assignments were distributed to the Board. After much discussion, a motion was made by Alice to put the new Association Assignments with the Minutes. Motion, seconded by Harold Scott, passed unanimously.

D. Late Request for Solar Tubes - The tubes, already put in at 824 Manchester Woods, posed no problems to the Board. Hank will sign the request and send it to Sterling.

E. Meeting Schedules for 2007. Hank Hosman set forth recommendations for a schedule of meetings for 2007. A finalized list will be provided to the Board.

F. Landscaping Independent Contractors - Hank Hosman reported on a landscaping contractor who completed work for Lyle Smith and Marie Nelson. Lyle reported he was very pleased with the work. Hank provided the costs quoted and stated that he has the information available to those who might want it.

7. Good and Welfare - There was no business under Good and Welfare.

8. Schedule Next Meeting - The next meeting will be held on Monday, December 11, 2006 at 3:00 p.m. in the Federation Conference Room.

9. Annual Meeting - This meeting is scheduled on January 12th at 1:30 p.m. in the East/West Social Room. Hank reviewed a packet of items to be available to the residents, packet to include the Emergency Notification forms, Generic Operation Budget, November 10th letter above, August 1st letter to unit owners regarding maintenance of shrubs, the President's Log of Events for the year, Federation Redistricting report, Owner's Landscape Service Report, an updated listing of Residents. and a page outlining available communication, i.e., our communication center, website, Federation website and Channels 20 and 95..

The meeting adjourned at 3:55 p.m. Motion made by Harold Scott, seconded by Alice Gallagher.

Respectfully submitted,

Alice Gallagher, Secretary

Attachments (2)