

The Homeowners Association
Homeowners Association

"A Common Interest Community"

Homeowners 2013 Budget Ratification Meeting and Special Board Meeting

Actions Taken This Meeting

2013 Budget Approval and Ratification
Approval of Minutes from 11/6/12
Update & Approval of ARC Policies and Forms
Acceptance of Financials through October 31, 2012
Review of Meeting Dates for 2013

Minutes

A`La Carte Association Management, LLC

December 10, 2012 at 12 Noon - Call Meeting to Order

Roll Call: Mike Vonada, Lisa Martin, Dennis Bryan, Gary Fornfeist Homeowner: Jim Manly

Open Discussion - None

Business Meeting

- **2013 Board Approved Budget – no changes**

Motion: Gary Fornfeist

Second: Lisa Martin

Approved

- **Homeowner Ratification of 2013 Board Approved Budget**

Ratified

In accordance with NRS116 & NAC116 the Association's 2013 Budget is RATIFIED

- **Appointment to Board – Next Agenda**

NEW/OLD BUSINESS

- **Approval of Minutes from November 6, 2012**

Motion: Dennis Bryan

Second: Gary Fornfeist

Approved

- **Update/Approval of ARC Policies and Forms and Association Forms**

1. ARC Preconstruction Meeting/Fees/Deposits
2. ARC Construction Deposit/Fee Agreement
3. ARC Contractor Rules and Regulations
4. ARC Instructions for Project Approval
5. ARC Color/Material Approval
6. ARC Contractor Rules
7. ARC Project Submittal Form
8. ARC Notice of Information to Buyers
9. ARC Mission Statement
10. ARC Weed Abatement Policy "Living with Fire"

Motion: Gary Fornfeist

Second: Lisa Martin

Approved

Forms will be mailed to owners with the yearend financial statement.

- **Financial Report/Acceptance October 31, 2012 following review of bank statements and financial reports.**

Motion: Lisa Martin

Second: Dennis Bryan

Accepted

• **Change of Signatories to Bank Account – All Board members will be signatories on the bank account.**

Review of Meeting Dates for 2013

January 15, 2013 Bid Opening for Management Services

January 21, 2013 Acceptance of Successful Bid for Management Services

January 23rd Agenda Mailing

February 12, 2013 First Quarter Board Meeting

April 25th Agenda Mailing

May 14, 2013 Second Quarter Board Meeting

July 25, 2013 Agenda Mailing

August 12, 2013 Mailing of Solicitation for Board

August 13, 2013 Third Quarter Board Meeting

September 19, 2013 Solicitation Returned for Election to Board

October 24, 2013 Agenda/Ballot Mailing

November 12, 2013 Fourth Quarter Board Meeting/Election/2014 Board Approved Budget/Annual Meeting

November 13, 2013 Mailing of Budget + to Homeowners

December 3, 2013 Budget Ratification by Homeowners

Management will ask Tholl fence for a service contract and email Dennis Bryan the ²D&O Policy. All Board members will be mailed the Reserve Study and a current owner directory. Lisa Martin agreed to update the Association's map.

The February agenda will include proposal for an audit, update of the reserve, merging of Refundable Account with the Operating Account and Appointment of a Board member.

Open Discussion

Lisa Martin handed in her form 602 stating she had read and understands NRS116 & NAC116. Dennis Bryan was provided a form 602. Gary Fornfeist, Dennis Bryan and Lisa Martin were provided indexed version of NRS.

Adjournment -

Motion: Dennis Bryan

Second: Gary Fornfeist

Adjourned

All homeowners have the right to have a copy/summary of the minutes or audio tape of Board meeting the upon request and upon payment to the association of the cost (NRS 116.3108).

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