

DONNER VILLAGE TOWNHOMES ASSOCIATION
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BOARD OF DIRECTORS MEETING MINUTES
5/25/03
12431B Northwood's Blvd.

1. CALL TO ORDER

President Dave Pinsky called the meeting to order at 2:30 pm. Vice-President Dean Paine & Secretary Steve Johnson and Manager's Rick & Pam Gardner were present.

2. APPROVAL OF MINUTES.

The minutes of the Board meeting held on May 25, 2002 were approved. Motion by Dean, second by Steve, unanimous.

3. MEMBERS FORUM.

None.

4. FINANCIAL REPORT.

Management provided a report regarding the year-to-date actual expenditures and also provided a pro-forma operating budget for the next fiscal year, which had previously been approved by the Board via e-mail.

The increase in insurance cost was discussed and possibility of a dues increase to cover it the following fiscal year.

5. OLD BUSINESS.

- A. Owners parking in guest spaces and parking of commercial vehicles on the property was discussed and will be brought up at members meeting.
- B. No problems with garbage thus far.

6. NEW BUSINESS

- A. Dave brought up the need for members to be alert to possible break ins.
- B. A complaint was received concerning members not cleaning up after their dogs. Steve made a motion to give one warning to members in violation and then it would go to the violation policy, Phase 3. Dean seconded the motion, unanimous.
- C. Next Board meeting date set as May 30th, 2004.
- D. Parking lot sealing bids were reviewed and the MW bid was accepted.

7. ADJOURNMENT.

The meeting was adjourned at 3 pm.

