

**EAGLE CREEK (HAMPTON'S)
BOARD OF DIRECTORS REGULAR MEETING
MINUTES
THURSDAY, AUGUST 26, 2010 – following Glen Master Meeting
Hampton's Clubhouse**

President Marc Goldberg called the meeting to order at 7:50 p.m. In addition to Mr. Goldberg the following Directors were present: AJ Eljallad, Leon Rostkowski, Jeri Klembner, AND Andi Wites.

Absent: NONE

Management: Lou Brawer

Mr. Goldberg thanked everyone for attending.

APPROVAL OF THE MINUTES

Mr. Goldberg asked for approval of the Minutes from March 18 & 25, 2010. A **MOTION** was made by Mr. Eljallad and seconded by Ms. Klembner to approve the Minutes from the meetings held on March 18 & 25, 2010 as presented. **MOTION PASSED 5 YES and 0 NO.**

FINANCIAL REPORT

Mr. Brawer brought the Board up to date on the one collection matter within the community.

Mr. Brawer reported that all line items in the budget were in line with the exception of Legal and the repairs to 12060 in order to get it ready for rental. Currently the Association is \$318.06 under budget through July.

The Reserves currently stand at \$11,050.12 through July.

Mr. Brawer reviewed in detail the repairs that were done to 12060 Glenmore and explained that the appliances will be removed from the house if and when the bank is ready to foreclose on the Association.

PROPERTY MANAGERS REPORT

Mr. Brawer's report was covered at the Glen Master meeting and therefore was not

repeated.

Violations were presented to the Board and discussed.

A **MOTION** was made by Ms. Wites and seconded by Mr. Eljallad that after a Final Notice for violation is issued that it a notice be sent warning that transponders will be deactivated in 15 days and will be kept off until the violation is corrected and a \$25 reactivation fee is paid. **MOTION PASSED 5 YES and 0 NO.**

Mr. Brawer was asked to look at the tile replacement on 12245 and the cleaning of 12244 and send necessary notices.

The Board also asked Mr. Brawer to remove the requested holds on 11956 and 12236 and send letters requesting that the required roof cleaning be done immediately.

OLD BUSINESS/ NEW BUSINESS

No other old or new business came before the Board.

ADJOURNMENT

The meeting was adjourned at 9:00pm. The date of the next meeting has not been set at this time. When established it will be announced to the community via the telephone message service and signs at the entrance and the clubhouse.

Respectfully submitted,

Louis Brawer
Association Manager