

**MOUNTAIN MEADOWS VILLAGGIO HOMEOWNERS ASSN.
BOARD OF DIRECTORS**

MINUTES

JANUARY 25, 2010

CLUBHOUSE

I. CALL TO ORDER/ ROLL CALL

The meeting was called to order at 7:00 by President Alan Barrios. Also present were Richard Kellman, Linda McDill and Rhonda Brunton. Jenifer MacLean was not present.

II. GUEST – Mark Avery from Premier Painting was present to discuss the painting proposal he submitted.

III. HOMEOWNER COMMENTS

IV. OFFICER'S REPORT

A. Secretary's Report – MTA by Alan Barrios to approve the minutes of the November 24, 2009 meeting, second by Richard Kellman. Approved.

MTA by Alan Barrios the board holding board meetings every other month beginning in March 2010 instead of monthly meetings, second by Rhonda Brunton. Approved.

B. Treasurer's Report – December 2009 financials reviewed. Alan and Richard questioned the expense to Paychex in the operating account checkbook. Manager will research and provide answer via email. The financial report was accepted by the Board.

V. MANAGER'S REPORT

A. Telephone log – reviewed by Board.

B. Work order log – reviewed by Board.

VI. BOARD BUSINESS:

A. Liens – none required this month.

B. Audit proposal – MTA by Linda McDill the review proposal from Vogel & Ayers at the cost of \$1200, second by Rhonda Brunton. Approved.

C. Slab leak – 11803 San Tropez –Allstate is involved and will pay for mold remediation. Small leak in kitchen floor has been repaired.

D. Correspondence – reviewed by Board.

E. Painting proposals – Board reviewed proposals from Austin, Romero and Premier. Premier proposal was the least expensive and Premier has worked at Villaggio in a very satisfactory manner in years past. MTA by Alan Barrios the Premier Paint proposal in the amount of \$200,300.00. Job to start during winter. Monies to come out of reserves.

VII. NEXT MEETING DATE

Next meeting date will be the Annual Meeting scheduled for February 25, 2010.

VIII. ADJOURNMENT

Meeting was adjourned at 7:58pm.

Board met prior to this meeting in Executive Session to discuss violations, delinquencies and foreclosures.