

The Reserve at Waterford Homeowner's Association, Inc.

Board of Directors

June 24, 2008

MINUTES

Call to Order: Caponi called the meeting to order at 7:33 p.m. All certified that the meeting sign placed at the entrance of the HOA at least 48 hours in advance. (Saturday, June 21)

Certify Quorum: Quorum was established with the following directors present: "Cap" Caponi, Lisa Konzen, John Chapman, and Kimberly Pontius.

Chapman moved to accept the minutes of April 3, 2008 meeting without changes; all approved and the motion passed unanimously. Financial Statement for May 2008 was reviewed and accepted. Smith advised to send lot 22 a small balance letter.

Committee Reports:

Website: Chapman reported that the Website Domain was up for renewal. The Board agreed to renew the contract for 3 years. Chapman will send the receipt for payment to Smith for reimbursement.

Covenant Committee: Chapman reported that the committee has composed a list of suggested changes to the Declaration of Covenants, Conditions and Restrictions of The Reserve. The list is still in the review process and will be forwarded to the Board upon completion.

Lawn of the Month: Cavalli reported that the June recipient was 803 Mulberry Bush Court.

Property Violations: Pontius moved to send Lot 15 a Final 10 Day notice to submit a copy of the tenant lease and escrow as required by Amended CCRs and to immediately forward the case to the attorney for compliance if not received within the allotted time period; Konzen seconded the motion and all voted in favor. Motion approved unanimously. Pontius moved to send Lot 64 a Final 10 Day notice to comply with the CCR rules regarding boats in the neighborhood and to immediately forward the case to the attorney for compliance if not received within the allotted time period; Konzen seconded the motion and all voted in favor. Lot 88 requested that the attorney fees be waived on his account. The Board advised Smith to send a letter to the owner of lot 88 advising that the request has been denied and that the property needs to be mowed and edged weekly, the palms need trimmed and the weeds need to be removed from the seams of the driveway. Smith also advised to sent letter regarding the boat storage in his driveway.

Open Forum:

Next Meeting: August 4, 2008

At 9:12, Caponi moved to adjourn the meeting, Konzen seconded the motion, all approved, and the meeting was adjourned.

Respectfully submitted,
Marianne Smith, LCAM
Boyle Management Services, Inc.

Unanimously approved by the Board on 8/4/08