directors present: sharlene ackley, mike collins, joe geise, delores mallory, frank moon, and charley pepe

directors absent: paul boileau (who gave his voting proxy to joe geise), ken church, chuck ream

staff present: ben galletto and janette Schroeder

minutes from the december 10th meeting were approved via email.

grounds
the crew is finishing up the bush-hogging and there are a few more potholes forming

community center update
it is anticipated that the floor will be poured in the next couple weeks.

security
geise moved to spend up to $20,000 for maglocks and cameras for the pool house (upstairs, downstairs and entrance) plus 2 at the pool, and to also upgrade cameras at the front gate. funds are to come from first the remaining funds budgeted for infrastructure and the remainder from general reserves. mallory seconded and the motion passed unanimously. the system is upgradable to include the new clubhouse, once it’s completed.

geise will make sure the in and out gates are properly sync’d and, once completed, will send an email blast with information on the open and close schedule.

pool
the loss of water is still being investigated. mkt construction is scheduled for the repairs.

boat dock upgrade
the dock has been constructed and will soon be installed, depending upon the weather. the dock has been widened to provide more stability.

combined lots policy
in the absence of boileau, the topic was tabled until february’s meeting

lfc licensee’s policy
geise will circulate the proposed policy via email.

lot maintenance
a request for lot maintenance waiver was declined by the board.

delinquencies
collins discussed some proposed action. after discussion, malloy moved to file a lien, seconded by moon. collins will contact the property owner to alert them of the pending action.
SOCIAL/EVENTS
January 22 = Fondue dinner
January 23 = Semi-annual meeting @ 1:00 PM
February 11 = New Residents reception @ 1:30 (just prior to the regular monthly Board meeting)
February 19 = Mexican train dominoes
April 22 = Bingo

FINANCIALS
Collins reports the association in good financial condition. The operating surplus is presently $14,258, but much of that is probably due to timing of the budget vs time of actual expenditure.

As of December 31, 2015 the following bank balances were:
Checking $ 16,871
Reserves $744,419
Community Center $126,321

The construction loan balance is $93,697

NEXT MEETING
The next regular Board meeting will be Thursday, February 11, at 3:00 following the New Residents Reception.

A semi-annual membership meeting will Saturday, January 23, at 1:00.

Respectfully submitted:
Janette Schroeder, Comptroller and Recording Secretary