

Minutes of the Board of Directors Meeting Fiesta HOA

Date: Monday October 4, 2010

Time: 7:30 pm

Place: Association pool area

Board Members Present: Florence Roche, Eva Cudak, Lisa Cleter, Lori Press-Vidal

Board Members Absent: Claude Clarke (excused), Diane DeFranco (excused), Eric Sanzare (excused)

Owners: 14

Others: MLM Property Management

President Lori Press-Vidal called meeting to order at 7:38 pm roll call was taken and a Board quorum was established. Motion was made Lisa Cleter to waive reading of the last board meeting minutes and approved as typed, seconded Eva Cudak, unanimous vote by Board present.

Lori began the meeting discussing the mass mailing to be sent to all owners as well as all residents. Discussion of the new parking permit policy and the information that will be needed to obtain new permits was also covered. This information will be included in a letter with the Boards letter. The mass mailing will cover some of the issues currently happening within the community. Lisa Cleter stated that the Board needs help to get things done – that the residents should notify the Board and/or the Management Company of any problems, so they can be addressed and corrected immediately.

President discussed the where the new permits should be issued – felt the pool area would be the most convenient place – the exact dates and times will be arranged by the Board, giving the residence enough notice so everyone in the community will be able to get their permits. The board will schedule times on the weekends as well as some nights to accommodate all residents of Fiesta HOA. This process will start in 2011 shooting for a February start date ending in March. Lori mentioned to all the Homeowners present at the meeting to make sure they open all envelopes pertaining to Fiesta HOA from MLM, stressing the importance of the material enclosed.

President discuss that once deadline for the new parking permits have expired, everyone in the community should have permits in all their cars -- the towing company will begin the new service -- they will patrol our community and tow and sticker any violators once the new parking permits are issued. There is no cost to the Association for this service only to the owners of the vehicles who are towed. They will monitor our community at least 2 times per week, depending on the number of problems, if needed they will increase the number of days. President stated that if anyone is illegally leasing their property they will not get parking permits and they will be fined \$100.00 per day until their tenants are screened and approved and the vehicles are subject to automatic towing.

Board discussed the rental properties -- if owners are leasing units and the lease is coming due for renewal – all owners must submit a new lease for approval. The renter will not need to be screened again, no additional cost, but a new lease has to be in the file. All leases are only approved for one year at a time. If new leases are not in the files the tenant will not be authorized to live on the property with an expired lease, their cars will be towed. All leases must be re-approved.

Florence mentioned that we are still having the trash issues with people placing their trash out night before trash day. After the mass mailing the Board will start fining. MLM explained the trash procedures again to owners present. Mike also stated that he explains this information to all the new residents, and they sign the form that they have been verbally made aware of these rules at their screenings.

Lori discussed that the Association is in the process of obtaining proposals for the painting of the units; this will take place sometime after the first of the year, along with the pressure cleaning of the sidewalks, and the repaving of the roadways and broken curbs.

Lori asked for a motion to add extra lighting and receptacle at front entrance gazebo not to exceed \$600.00 from Diamond Electrical, motion Florence Roche to accept, seconded Eva Cudak, unanimous vote by Board present.

Discussion of mulching the property, adding seasonal plants for the holidays, also we needed to add several trees to the property – with the number of trees removed due to the frost from last winter - motion

was made to add the additional trees as well, seconded Lisa Cleter, unanimous vote by Board present work will be done by JLS.

President asked if there were any other questions or concerns, there were none. Motion was made Eva Cudak to adjourn at 8:45 pm seconded Lisa Cleter, unanimous vote by Board present.

Respectfully submitted,

MLM Property Management
For Secretary Fiesta HOA