

Casa Blanca Homeowners Association
Board of Directors Meeting
September 15th, 2009

I. CALL TO ORDER:

President Gail Christiansen called the meeting to order at 10a.m. at the community pool at Casa Blanca community.

II. ROLL CALL OF DIRECTORS:

Board members present were Gail Christiansen, Lindsay Griffith and Jim Laraby. Also present was Patrick and Rhonda Belous property managers from Whitestar Management. Nine homeowners were present.

III. MINUTES FROM PREVIOUS MEETING:

There were errors in the minutes from the last meeting. There were not 5 violations letters mailed out as stated in line item # 7 from the June minutes. In addition, (2) two bids were not tabled they were rejected. With changes Lindsay made a motion to accept minutes and Jim seconded the motion. Motion passed unanimously.

IV. FINANCIAL STATEMENTS:

Gail Christiansen stated there are no current financials since March, we have ending balances, but we need to rebuild the financials. Current financials for August were reviewed. Gail made motion to accept financials and a second was made by Jim Laraby. Motion passed unanimously.

V. COMMITTEE REPORT:

No Landscape Committee report.

VI. TREASURER REPORT:

The Treasurers report submitted by Lindsey Griffith summarized the current balances of the reserve accounts and the operating accounts. The association currently has \$439,852.30 in the reserve accounts and \$23,994.78 in the operating accounts and total assets of \$476,303.80. In addition, Lindsey indicated 2 cd's came due over the summer and they were renewed, 2 more cd's are coming due in October.

VII. NEW BUSINESS:

New Equipment – Gail Christiansen has several bids to discuss regarding: Pumps, VFD, Pools and Insurance.

VFD & Pump - Gail referred to Patrick Belous with Whitestar Management to explain problems with the reclaimed water system before voting on equipment proposals. *Summary:* Sediment and sand are clogging the lines in the canal water which creates problems with water sprinklers and pressure. In addition, VFD is estimated to be 15-17 years old and reaching its useful life. A new VFD would keep pressure up and sand out which is highly recommended before re-seeding. A motion was made by Lindsey Griffith to approve replacement of vfd and pump and to award bid to Southwest Pumps. A second was made by Gail Christiansen and motion was unanimously passed.

Pools – There were (4) four bids provided to come up to code with the Virginia-Baker Act. Discussion was the pools are in good shape and plaster is good, but spas need replastered. While we are complying with Virginia-Baker Act, a good time to replace plaster in spas was discussed. Reviewed all bids and Lindsey made a motion to award bid to Laguna Falls and go ahead and repair the 2 spas as well, a second was made by Jim Laraby and unanimously passed.

Insurance – Gail brought up that the Association does not have workers compensation insurance. This is extremely important for liability purposes to the association should a worker get hurt on the property. Jim Laraby made a motion to purchase the insurance for an annual rate of \$1,042.00. It was seconded by Gail Christiansen and unanimously passed.

VIII. HOMEOWNER FORUM:

Kelly Blair, owner is requesting to put a jumpy house in her front yard for her daughter's birthday. Board action was to deny request for jumpy house due to potential liability issues, noise concerns, and concern for setting future precedent.

Several homeowners expressed their sincere appreciation to the Board of Directors for all their hard work and dedication to the community and their contributions as board members.

Robert Wimmer expressed his deep gratitude to Patrick Belous Whitestar Management for taking over the association and managing it professionally and with great diligence. Other homeowners agreed.

IX. ADJOURNMENT:

The meeting was adjourned at 11:01 AM . Next meeting is scheduled for October 20, 2009 at 10:00 AM.

ATTEST:

Gail Christiansen, President

Date

SECRETARY CERTIFICATION

I, _____, the Secretary of Casa Blanca Owners Association do hereby certify that the foregoing is a true and correct copy of the Minutes of the Regular Meeting of the Board of Directors for Casa Blanca Owners Association held on September 15, 2009, as approved by the Directors in attendance of the meeting.

Signature

Date