

**LEILANI ESTATES COMMUNITY ASSOCIATION
MONTHLY BOARD OF DIRECTOR'S
MEETING MINUTES THURSDAY,
OCTOBER 8, 2015**

CALL TO ORDER: Jay Bondesen, President, called the meeting to order at 6:30 p.m.

ROLL CALL (Quorum Established): by Vaunda Stenzel, Secretary

Board Members present:

Jay Bondesen, President	Vaunda Stenzel, Secretary	Greg Armstrong, Treasurer
Wymond Wilds, Vice-President	Rich Robbins	Kurt Kaminski

Board Member absent: Maralyn Renken

I. **MEMBER COMMENTS:** There were no association members present and therefore no comments.

III. **MINUTES:** Mr. Bondesen asked everyone to review the minutes of September 10, 2015.

Mr. Wilds made a motion to accept the September 10, 2015 Minutes as submitted. Motion seconded. The Motion passed, and the Minutes were approved as submitted.

IV. **COMMITTEE REPORTS:**

A. **TREASURER REPORT:** Mr. Armstrong, Treasurer, discussed the financial report.

Total Checking and Savings as of September 30, 2015:	\$386,175.65
Total Receivables:	\$159,790.66
Total Liabilities and Equity:	\$1,171,879.84

Mr. Wilds made a motion to accept the Treasurer Report subject to audit. Motion seconded, the Motion passed to accept the Treasurer's Report subject to audit.

Mr. Bondesen asked Mr. Armstrong if it would be possible to do a comparison of several years accounting reports in order to identify possible trends in assets and liabilities. Mr. Armstrong said it could be done and will prepare a report.

B. **ROADS/MAINTENANCE:** Mr. Wilds inquired about the Road Fund. The current amount is \$206,176.23 through September 30, 2015. Mr. Bondesen said currently road repairs would be maintenance only, not complete re-paving. Mr. Bondesen said in the past most contractors were not interested in doing small repairs. Mr. Wilds and Mr. Kaminski will look for some contractors who are licensed and insured in case the Association decides to pursue doing some street repairs.

Mr. Wilds wanted to reiterate that any major requests of the maintenance persons should go through him directly, unless he is not available. Mr. Kaminski would be the person to contact in Mr. Wilds absence.

C. **RECREATION:** Mr. Armstrong wanted to mention that a load of cinder will be put in the area at the end of the parking lot where some trees were dropped to fill in an elevation difference. Mr.

Armstrong received a quote from Sanford for 1-1/2" cinder. The parking lot area, plus a few other small areas, will be filled in as soon as possible.

D. **CC&R's:** Mr. Robbins reported one set of plans has been submitted and approved. He reported three letters have been sent out for "second notice" of driveway aprons. One letter was a "final notice" on a driveway apron. If there is no response to the final notice, it will be turned over to the LCA Attorney.

V. **OLD BUSINESS:**

A. American Tower Lease letter – Mr. Armstrong showed an email from the accountant, a copy of which is attached to these Minutes. Mr. Bondesen and Mr. Armstrong will do some further research and give an update at the next meeting.

B. Status report from LCA Attorney - Mr. Armstrong discussed the updated status report, a copy of which is attached to these Minutes.

VI. **NEW BUSINESS:** There was no new business.

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m. by Jay Bondesen, President.

The next LCA Monthly Board meeting will be on **Thursday, November 12, 2015 at 6:30 p.m.** in the Leilani Community Association Building.

Respectfully submitted,

Vaunda Stenzel

Vaunda Stenzel, Secretary