

**VILLA DOMINIQUE VIEWHOME ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 1, 2005**

PRESENT

Lynda Fox, President; Michael Gall, Vice President; Rex Warburton, Treasurer; Adam Smith, Secretary; Ed Jones, Director. Greg Michaels represented Preferred Property Managers.

HOMEOWNERS FORUM

There were two owners present at the meeting.

CALL TO ORDER

The meeting was called to order at 6:15 p.m.

Order of Business – A motion made, seconded and carried (five in favor), that in the event there are items on the agenda that a Board member feels should be addressed as high priority, that it would be acceptable at the time of the meeting to address those items out of order of the agenda.

COMMITTEE REPORTS

Architectural – Rex Warburton provided the report in the absence of Richard Roemer.

- 4762 Renovo Drive: The owner has changed the bathroom window with glass brick without architectural approval from the Association. PPM will send a letter to the owner indicating that there was no approval for the work.
- Garage Door Company: Rex indicated that the committee is currently trying to locate a new company for garage door installations because the current company has stopped making the approved door. Although it will be a new garage door company, the specifications of the door would still conform to the current policy as set forth by the Association.

Maintenance – Adam and Rex both reported on the status of the gate repairs at the pool. PPM will contact companies to provide bids and to meet or contact Adam or Rex to obtain information on the specifications for the bids.

Restoration/Construction - Lynda Fox reported that the attorney and the construction consultant would be contacting the owners affected by the fire, and the concerns by those with issues regarding BRI and American Integrity. The Board agreed the construction consultant and attorney would work directly with the owners and not the Board, and any information submitted to the Board would be forwarded to the construction consultant or attorney. Rex is to inform Ken Brown of the expense for both the attorney and the construction consultant, estimated to be approximately \$6,000.00.

Landscape - Ed Jones report the status of the current situation of the landscaping throughout the community. After a lengthy discussion, a motion was made, seconded and carried (five votes in favor) to allow the landscape committee to expend up to \$350.00 per month for additional planting materials, without prior Board approval. A motion was made, seconded and carried (three in favor, two opposed), allowing Ed Jones to inform Tom Franco that the proposal to install additional rock around his unit was declined by the Board.

MINUTES

The minutes from the October 5, 2004 and January 4, 2005 Board of Directors Meeting Minutes were presented to the Board. October 5, 2004 were approved as submitted and January 4, 2005 were approved as amended.

FINANCIALS

The Board reviewed the financial statements for the period ending December 31, 2004, and approved as submitted, subject to audit.

Reserve Study – PPM will provide a copy of the reserve study to the Board and will further discuss the reserve study at the meeting in March.

DELINQUENCIES

No action was required.

LANDSCAPE

The notes proved by PPM from the January walk through were reviewed and no action was required.

Proposals for Landscaping/Maintenance – Six items were proposed and action was taken as follows:

- Item No. 1 and 5: Approved as part of the additional planting items (account 5227 on the financial expense statement).
- Item No. 2, 3 and 4: Approved as part of the common area repair and maintenance expenses.
- Item No. 6: Declined.

PPM will fax the signed approvals to Treebeard Landscape tomorrow.

CORRESPONDENCE

The Board reviewed the miscellaneous correspondence from the month as follows:

- 4879 Seda Dr: A motion was made, seconded and carried (Four in favor, one opposed), that a letter would be sent by PPM indicating to the owner the results of his request that was covered under the landscape proposals. The letter will address all of the owner's concerns including the Board's decision on handling those particular items.

UNFINISHED BUSINESS

Pool Kant Slam Repair – Addressed through the maintenance committee.

Roof Maintenance – The Board reviewed the miscellaneous correspondence to and from Premier Roofing regarding several recent roof leaks. The Board was pleased with the report presented by Premier Roofing that included the address and location of the roof leak, the nature of the call, and the final result of the call, including the necessary repairs made and costs.

NEW BUSINESS

Electric Meter Box Proposals – The Board reviewed the two proposals submitted. A motion was made, seconded and carried (five in favor), to accept the bid from Three Phase Electric for replacement of the light green box, and to allow the maintenance committee to inspect and approve the bid, determining if the boxes can be painted a dark green color.

NEXT MEETING

The next meeting will be held on Tuesday, March 1, 2005, at 4874 Seda Drive.

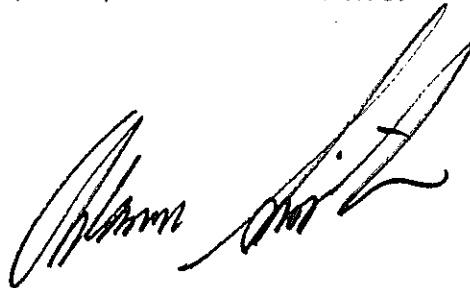
ADJOURNMENT

The meeting was adjourned at 8:03 p.m.

Respectfully Submitted,



Greg Michaels
Recording Secretary



Adam Smith
Board Secretary