

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting

FILE 

Regular Board of Directors Meeting, March 12, 2009 7pm. Duly Posted

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President Hohm called the meeting to order at 7pm.

The Pledge of Allegiance was called for by President Hohm, with full participation.

In a Roll Call vote by Secretary Mary Lou Weaver, the Board of Directors members present were Sophie Bufalini, Bill Church, Tony Donatto, Tim Jessup, Carl Vandergrift and the President Erich Hohm. There was a quorum. Manager Deidre Rick; Treasurer Vince Bufalini and an attorney from The Association Law Firm, PLLC were also present.

In a call for approval of minutes of the previous meetings, Bill Church made a motion to accept the minutes as written, seconded by Tim Jessup, with unanimous approval.

A report was given by President Erich Hohm on the agenda of the meeting, during which he announced the proposed attorney to handle the collections of the Association was present.

The Vice President had been called away for family illness, so there was no Vice President report.

In his Treasurer's Report, Vince Bufalini reported the Association is in critical financial situation. He cited some outstanding costs and stated we must be more aggressive and take action on past due accounts. He stated the status of residents in arrears.

Mary Lou Weaver, secretary to the AERC gave a report on the reserve study which has been placed on hold. ~~She stated there were 5 applications for permits for improvements by the residents which were all approved.~~

Jim Botsacos, chairman of the Utilities committee, gave the report for the committee.

Mary Lou Weaver, Editor of the Why Not News gave a report on the status of the newsletter.

Shirley Krugel gave the report for the Violations committee.

Discussions from the residents followed all reports, and all residents requesting to be heard were allowed to speak.

NEW BUSINESS AGENDA ITEMS

I. Approve purchase of Small Well Pump replacement. After a discussion, Bill Church made a motion to accept the bid from Locke Well & Pump Co., (the same company who installed the equipment currently in place) at a total cost of \$19,386.50 for a new pump, seconded by Carl Vandergrift, with unanimous approval. Copy of the proposal attached.

A discussion followed with comparison costs given for new compared to reconditioned pump. The need for a replacement to be installed as soon as possible in case of something happening to the other pump was stressed, with seemingly agreement from the residents present. Possibilities for financing through Colonial Bank were also explained and discussed. The most probable solution offered, accepted by the Board of Directors and residents, was to take the money from the reserve account to repay the loan to the bank.

II. Approve new Attorney for collections. Mr. Michael Ungerbuchler from "The Association Law Firm, PLLC" was introduced and had a question and answer session. Bill Church made a motion to hire the "Firm", seconded

by Tim Jessup, both of which rescinded their motions for Bill Church to amend the motion to read "Hire the "Firm" for collections, seconded by Tim Jessup. In a roll call vote, it was unanimously accepted.

III. Discuss cable in the Rec. Hall. A discussion was held with pros and cons, especially the concern for funding at this time. It was brought out that there is a digital receiver in the rec. hall which brings in several channels clearly. There was no motion made, so the matter was dropped.

IV. Discuss Feeding Fireman for one month. Tim Jessup made a motion to feed the firemen for 1 month, seconded by Bill Church. There was majority acceptance with Carl Vandergrift voting no.

V. Approve Letters for violations to go to CCC. Manager Deidre Rick read the violations. Tim Jessup made a motion to approve the letters for violations to go to CCC, seconded by Bill Church, accepted unanimously.

A motion was made by Bill Church to adjourn, seconded by Carl Vandergrift, accepted unanimously. The meeting adjourned at 9:10pm.

Respectfully Submitted

Mary Lou Weaver, Secretary
