

DRAFT
THOROUGHbred LAKES
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 9, 2006

MINUTES

The meeting was called to order at 7:01 P.M., after it was determined that a quorum of the Board was present.

Present from the Board

David Bartolucci, President
John Arslanian, Treasurer
Sheri Klostermeyer, Director
Dan Mountcastle, Secretary

Present from Campbell

Joyce Martelli
Lisa Teets

Absent from the Board

Jared Rosen, Vice President

Minutes

A motion was made to approve the Minutes from the October 12, 2006 meeting made by Sheri. Seconded by David. All in favor.

Financial Report

October Financial report not available to approve due changeover of management company. John presented again September's financial information to homeowners.

Key Discussion Points/Actions

- **Board Protocol** –All community issues need to flow through Campbell. Generally, all required decisions will be addressed with the President. However, the Board would like to specifically define each members role in the near future.

A motion was made by Dan to table this discussion until the next meeting by Sheri. Seconded by Sheri. All in favor.

- **Security Committee** – Community access, towing and parking issues discussed. Towing process tabled until the next meeting.
- **Interview Committee** – Committee will develop for clubhouse walk thrus before and after rental.
- **Landscape Committee** – Dan discussed leaning trees and sprinkler zone issues.
- Joyce Martelli reviewed a TBL issues list with the Board.
- A Reserve study committee will be developed.
- Budget Committee formed – Chaired by John. Other members include David & Sheri.
- David read the Presidents report to the Board.
- Pool repairs approved by David. The vendor Perfectly Pure Pools has been placed on 30 day improvement notice.
- Pool cleaning approved by David.
- Payment of outstanding FPU gas bill approved.
- A motion was made by David to approve a Home Depot account for our onsite maintenance person to purchase supplies. Seconded by Dan. All in favor.

Next Meeting

The next Board meeting will be on Tuesday December 5 (as since amended to December 19) This meeting will also include approval of the 2007 budget.

There was a motion to adjourn the meeting made by Sheri. Seconded by David. The meeting adjourned at 10:07 P.M.