

**Thoroughbred Lakes
Homeowners Association, Inc.
Board of Directors Meeting
Monday, January 28, 2008
7:00 P.M.**

MINUTES

CALL MEETING TO ORDER: 7:05PM

ATTENDANCE:

Establish quorum: present at meeting was John Arslanian, Jeena Kaufman, Sheri Klostermeyer, and Dan Mountcastle

Appointment of Susan Feldhouse to board of directors, motion by Dan, 2nd by Sheri, all were in favor

Others present: Representatives of Prime Management were Mara Bell and Michele Bilawsky

APPROVAL OF PREVIOUS MEETING'S MINUTES: Jeena motion to approve minutes for December, Dan 2nd, all were in favor.

FINANCIAL REPORT: Tabled until year end results provided including accruals.

COMMITTEE REPORTS:

Security update-no update

R&R-n/a

Landscape- discussion regarding further replacements pending water restrictions-pending discussion with Greg from TSM

ARB-nothing to report

Interview-nothing to report, will start to transfer new homeowner process to Prime pending knowledge transfer and review of process

Grievance-meeting held on December 19th, need for evaluation of fines implemented and document hearing, Sheri to find last violation report and possible fine listing for meeting

MANAGER'S REPORT: Provided by Prime for review

OLD BUSINESS:

Back gate lighting project-completed and working

Speed Humps-pending quotes from prime

Driveway issue-pending 7:45 am meeting with TSM and Mara 1/29

NEW BUSINESS:

Land issue-Resident provided information to meeting attendees regarding zoning changes for residential plot. Board explained if zoning change approved, contractual obligation from developers to further develop borders, not to remove any existing trees/ fill, maintain landscaping of TBL owned land near canal, tree line for small plot up front to be added to fence and along all adjacent areas of ficus hedge or areca palms, monetary factor included, community address by developers, restrictions for dumpsters/food waste, all pending or contingent upon resident vote

Determined date for annual meeting 3/24, will discuss doc changes at next meeting to be included with annual meeting

RESIDENT Q&A: will mulching of foal/Durango be an ongoing thing, responded explaining it was just a part of the replacement

DATE/TIME OF NEXT MEETING: Monday, February 25th 7pm

ADJOURNMENT: Motion to adjourn meeting at 8:20pm by Sheri, 2nd by Jeena, all were in favor