

**THOROUGHbred LAKES ESTATES
BOARD OF DIRECTORS MEETING
TUESDAY JANUARY 26TH, 2010
7:00PM AT THE CLUBHOUSE**

BOARD MEMBERS PRESENT

Mario Hintz
Kathy Phillips
Oscar Acosta
David Holden

ABSENT

Bryan Kirshbaum

ALSO PRESENT

Sandy Bennett, Property Manager

ACCEPTANCE OF MINUTES

Correction: Kathy Phillips remove from being “present”, was not in attendance.
Motion made by Mario to accept with correction, second, David, all in favor.

Pedestrian gates- This should have a handle installed on the rear gate-see if any other issues are needing attention then have done at the same time.

FINANCIALS

Bookkeeping reviewing 12.31.09 closing of books for the CPA.
Attorney update-10314-bank closing-may need to have the bank evict the present tenant. Several houses pending closings. Sandy will check with Attorney on how long it may take the bank to issue Rit of Possession.

Repairs

Logo-David designed a great Logo. Will start to use the one that was agreed to on Association mailings.

Sign-the front leg and ears are missing-check on cost for repair and also cost to re-do with new logo altogether. Two signs

Lighting

Flood lights-that are lighting into the gate pointing to the sky or wall etc. Possibly change the lighting to something lower and actually pointing to something. Have vans check on this- the front should be better lighted, but the spot lights are not in a good location. This should be considered also.
Have the center island checked for all lights not working-possibly see about having the lights shine from top of the trees, and in the side shrubs, the light can shine from the ground.

Clubhouse Rentals updates

Billiard room-\$100 for renting at the same time as party. Money goes into a separate fund to pay for repairs and maintenance for billiard room in general. Motion made by Mario, second Oscar, all in favor, motion carried.

Billiard room cannot be signed out if the clubhouse is rented.

Security guard for all parties-research more on cost and how to impose that fee-how to post-what about overtime? Have United K-9 invoice completely separate. May need to put on the clubhouse rental form. This fee may vary from party to party.

Gates/Cameras

Mechanism needed for arm to go up auto-need estimate from Specialized.

-Clutches for the arms-if arm comes down it will auto go back up and not cause damage-was \$800 each last year.

-call box not done-was sent with approval

-key pad needs to be unstuck/regular maintenance

-cameras-same type in parking lot to be installed in front area of clubhouse-get cost and see if he can combine with the one to be installed

Check into sharing the TBL calendar for clubhouse rentals so the board can check from time to time.

Honda civic h41 8up-need to run tag and send notice fine-hearing due to constant abuse. Sandy will hold on letter until dave or kathy sends email that he ran it again. (cid)

Possibly living in garage-needs notice of hearing for that also.

Speed Bumps

Speed bump-will be lag bolt type-need to know how many. 6' each two on each area. A total of possibly 12 sections. Get a good quality bid for those. Submit CEA's Estimate.

Additional items

Need sign for racquet ball door so residents know to sign out the key to use courts.

Modify so court can be used for volley ball or racquet ball-have pro fitness give quote when they come out again.

At guard house-need trash can that has lid-13 gallon golf course.

Meeting adjourned.