

**THOROUGHbred LAKES
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 9, 2006**

MINUTES

The meeting was called to order at 7:05 P.M., after it was established that a quorum of the Board was present.

Present from the Board

Adam D'Alena, President
Susan Feldhaus, Vice President
John Arslanian, Treasurer
Michael Lacouture, Director
Jared Rosen, Secretary

Present from CAS

Ivy Montero

Minutes

There was a motion made to approve the Minutes from January 12, 2006 meeting made by John. Seconded by Adam. All in favor.

Financial Report

Approval of the financial report was tabled until the end of the meeting since they had just received the financials.

Old Business

Adam gave an update on property gates, which are to kick-off Wednesday, February 15, 2006. Information and a security update was provided by Michael.

A homeowner made a request to be allowed to speak on aluminum roofs. Debbie Januschewski petitioned the Board to consider the acceptance of aluminum roofs which would require a change in the ARC guidelines. The Board decided that they would consider her request and would give a response to her at the next meeting.

Upcoming Election - Ivy addressed the importance of the homeowners of Thoroughbred Lakes filling out their proxies in order to establish a quorum. We need 86 homes to respond in order to have a quorum for the meeting. She advised them that if we do not establish a quorum we cannot hold the election and it would be more costs incurred to the homeowners association.

Adam then spoke on the upcoming election, followed by Jared.

Adam commented that the wood chipper property is up for sale; much to the benefit of the homeowners because of the noise and nuisance incurred by this property. He also commented and congratulated those who worked on the website and on the newsletter. They have done a great job.

He commented on violations. People are still putting up signs and three homes have shutters up, which need to be addressed by CAS. The large list made by Rob Klostermeyer of all the violations will start going out in the beginning of March. It has been requested the Board that any violations pertaining to paint or shutters be provided with the information or the backup. For example, the page which says the color samples or an ARB report to give the people the information in order for them to solve their violation in the easiest way.

There is a mailing to be put together by the Board with the acceptable replacement trees and approved trees for the homeowner's information. There was a suggestion by the Board for the homeowners to donate the trees they do not want for the Lantana Durango, Foal Road area. They'd be removed at the HOA's expense and the homeowner may replace it with an approved tree. That is just a theory; it is a suggestion and has not been voted on as of yet.

There was also a request from CAS to install a trash can at the bus stop located at the Lantana entrance of Thoroughbred Lakes. There was a suggestion for the gate to remain open for a couple of hours a day in order to facilitate the incoming and outgoing of cars and also in order to prevent damage when the school buses drop off the kids.

Susan Feldhaus took the floor and stated that she will not run for the Board again. Her last day as Vice President will be March 9, 2006 and she encouraged homeowners to step up and be nominated for the Board.

There being no further business there was a motion to adjourn the meeting made by Jared. Seconded by John. The meeting adjourned at 8:07 P.M.